

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/67-69 GAMON STREET SEDDON VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Seddon

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

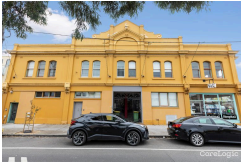
Date of sale

1/114 STEPHEN STREET YARRAVILLE VIC 3013	\$1,010,000	-
104/66-68 PICKETT STREET FOOTSCRAY VIC 3011	\$1,015,000	14-Aug-24
6/66 WILSON STREET YARRAVILLE VIC 3013	\$975,000	19-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 September 2024



**1/114 STEPHEN STREET
YARRAVILLE VIC 3013**

2 2 -

Sold Price **\$1,010,000** Sold Date -

Distance -



**104/66-68 PICKETT STREET
FOOTSCRAY VIC 3011**

3 2 1

Sold Price ^{RS} **\$1,015,000** Sold Date **14-Aug-24**

Distance **0.96km**



**6/66 WILSON STREET
YARRAVILLE VIC 3013**

2 3 1

Sold Price **\$975,000** Sold Date **19-Mar-24**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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