

# 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

12 Thomson Street, Seddon Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$989,000

### Median sale price

Median price

\$1,207,500

Property Type

House

Suburb

Seddon

Period - From

01/10/2022

to

30/09/2023

Source

REIV

### 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 six 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	14 Ofarrell St YARRAVILLE 3013	\$1,105,000	30/09/2023
2	21 Gamon St SEDDON 3011	\$985,000	22/07/2023
3	8 Arran St SEDDON 3011	\$905,000	07/07/2023

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 six months.~~

This Statement of Information was prepared on:

23/10/2023 18:03



2 1 0

**Rooms:** 5

**Property Type:** House

**Land Size:** 179 sqm approx

Agent Comments

## Comparable Properties



**14 Ofarrell St YARRAVILLE 3013 (REI)**

2 1 -

**Price:** \$1,105,000

**Method:** Auction Sale

**Date:** 30/09/2023

**Property Type:** House (Res)

**Land Size:** 204 sqm approx

Agent Comments

Bigger land and rear right-of-way



**21 Gamon St SEDDON 3011 (REI/VG)**

2 1 -

**Price:** \$985,000

**Method:** Private Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 149 sqm approx

Agent Comments

Smaller, but newer renovation



**8 Arran St SEDDON 3011 (REI/VG)**

2 2 -

**Price:** \$905,000

**Method:** Private Sale

**Date:** 07/07/2023

**Property Type:** House

**Land Size:** 178 sqm approx

Agent Comments

similar land, newer renovation and second bathroom, but facing soon to be high-rise construction site