

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

10/34 Hyde Street, Seddon Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$500,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Seddon

Period - From

17/12/2019

to

16/12/2020

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	4/51 Stephen St YARRAVILLE 3013	\$530,000	30/11/2020
2	6/51 Stephen St YARRAVILLE 3013	\$510,000	25/06/2020
3	1/49 Hotham St SEDDON 3011	\$495,000	22/10/2020

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:

17/12/2020 22:51



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/51 Stephen St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 30/11/2020

Rooms: 3

Property Type: Apartment



6/51 Stephen St YARRAVILLE 3013 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 25/06/2020

Property Type: Apartment

1/49 Hotham St SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 22/10/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)