

## 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

95 Williamstown Road Seddon VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$1,090,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Seddon

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 99 Williamstown Road Seddon VIC 3011 | \$1,225,000 | 02-Mar-20 |
|                                      |             |           |
|                                      |             |           |

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: 16 July 2020

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**99 Williamstown Road Seddon VIC 3011** Sold Price **\$1,225,000** Sold Date **02-Mar-20**

 3  1  1

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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