

## 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

1 LAWRENCE STREET 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

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Seddon

Period-from

01 Jul 2021

to

30 Jun 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 73 WILLIAMSTOWN ROAD SEDDON VIC 3011 | \$800,000 | 20-May-22 |
| 10 NORTH STREET SEDDON VIC 3011      | \$870,000 | 02-Jun-22 |
| 27 SUSSEX STREET YARRAVILLE VIC 3013 | \$860,000 | 26-Feb-22 |

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: 04 July 2022



## 73 WILLIAMSTOWN ROAD SEDDON VIC 3011

2 1 -

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **20-May-22**

Distance -



## 10 NORTH STREET SEDDON VIC 3011

3 1 -

Sold Price

<sup>RS</sup> **\$870,000** <sup>UN</sup>

Sold Date **02-Jun-22**

Distance -



## 27 SUSSEX STREET YARRAVILLE VIC 3013

2 - 1

Sold Price

**\$860,000**

Sold Date **26-Feb-22**

Distance -

**RS** = Recent sale

**UN** = Undisclosed Sale

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