

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

13/245 Nicholson 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,999

Property type

Unit

Suburb

Seddon

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/251 Nicholson Street Seddon VIC 3011	\$525,000	29-Nov-21
14/53 Whitehall Street Footscray VIC 3011	\$530,000	13-Sep-21
3/30 Whitehall Street Footscray VIC 3011	\$490,000	30-Oct-21

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: 06 December 2021



1/251 Nicholson Street Seddon VIC 3011

Sold Price

^{RS} **\$525,000**

Sold Date

29-Nov-21

 2

 1

 1

Distance

0.03km



14/53 Whitehall Street Footscray VIC 3011

Sold Price

\$530,000

Sold Date

13-Sep-21

 2

 1

 1

Distance

0.64km



3/30 Whitehall Street Footscray VIC 3011

Sold Price

^{RS} **\$490,000**

Sold Date

30-Oct-21

 2

 1

 1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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