

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

104/96 PILGRIM 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Seddon

Period-from

01 Dec 2021

to

30 Nov 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

102/83 FEHON STREET YARRAVILLE VIC 3013	\$420,000	18-Aug-22
G15/125 FRANCIS STREET YARRAVILLE VIC 3013	\$415,000	21-Jul-22
1405/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$410,000	07-Nov-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: 06 December 2022



**102/83 FEHON STREET
YARRAVILLE VIC 3013**

1 1 1

Sold Price

^{RS} **\$420,000** Sold Date **18-Aug-22**

Distance **1.79km**



**G15/125 FRANCIS STREET
YARRAVILLE VIC 3013**

1 1 1

Sold Price

\$415,000 Sold Date **21-Jul-22**

Distance **1.85km**



**1405/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

^{RS} **\$410,000** Sold Date **07-Nov-22**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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