

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

2/181-183 GEELONG ROAD 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Seddon

Period-from

01 Jul 2022

to

30 Jun 2023

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

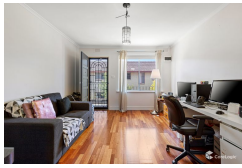
Date of sale

9/709 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$230,000	01-Apr-23
13/35 KINGSVILLE STREET KINGSVILLE VIC 3012	\$228,500	05-Sep-22
5/15 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$235,000	20-Sep-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 2023



**9/709 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price **\$230,000** Sold Date **01-Apr-23**

Distance **1.86km**



**13/35 KINGSVILLE STREET
KINGSVILLE VIC 3012**

1 1 1

Sold Price **\$228,500** Sold Date **05-Sep-22**

Distance **0.93km**



**5/15 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price **\$235,000** Sold Date **20-Sep-22**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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