

## 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

129 Albert 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

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,012,500

Property type

House

Suburb

Seddon

Period-from

01 Nov 2019

to

31 Oct 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 69 Pilgrim Street Seddon VIC 3011  | \$830,000 | 31-Jul-20 |
| 49 Hobbs Street Seddon VIC 3011    | \$950,000 | 09-Dec-19 |
| 10 Tennyson Street Seddon VIC 3011 | \$992,500 | 19-May-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: 11 November 2020



**69 Pilgrim Street Seddon VIC 3011** Sold Price **\$830,000** Sold Date **31-Jul-20**

3 1 -

Distance **0.36km**



**49 Hobbs Street Seddon VIC 3011** Sold Price **\$950,000** Sold Date **09-Dec-19**

3 1 1

Distance **0.48km**



**10 Tennyson Street Seddon VIC 3011** Sold Price **\$992,500** Sold Date **19-May-20**

3 1 1

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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