

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

8 EDWARD 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Seddon

Period-from

01 Jan 2024

to

31 Dec 2024

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

8 NORFOLK STREET YARRAVILLE VIC 3013	1130000	07-Nov-24
6 BROWNING STREET SEDDON VIC 3011	1195000	22-Nov-24
12 LENNOX STREET YARRAVILLE VIC 3013	1110000	30-Nov-24

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: 31 January 2025

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8 NORFOLK STREET YARRAVILLE VIC 3013 Sold Price **1130000** Sold Date **07-Nov-24**

 2  1  1

Distance **1.7km**



6 BROWNING STREET SEDDON VIC 3011 Sold Price **1195000** Sold Date **22-Nov-24**

 2  1  -

Distance **0.47km**



12 LENNOX STREET YARRAVILLE VIC 3013 Sold Price ^{RS} **1110000** Sold Date **30-Nov-24**

 2  1  -

Distance **1.27km**

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

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