

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

4/294 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Seddon

Period-from

01 Apr 2023

to

31 Mar 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

7/34 HYDE STREET SEDDON VIC 3011	\$520,000	05-Feb-24
6/13 STEPHEN STREET YARRAVILLE VIC 3013	\$545,000	18-Dec-23
1/35 PRINCESS STREET YARRAVILLE VIC 3013	\$508,500	22-Nov-23

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: 18 April 2024



7/34 HYDE STREET SEDDON VIC 3011

 2
  1
  1

Sold Price

\$520,000

Sold Date **05-Feb-24**

Distance **0.13km**



6/13 STEPHEN STREET YARRAVILLE VIC 3013

 2
  1
  1

Sold Price

\$545,000

Sold Date **18-Dec-23**

Distance **0.27km**



1/35 PRINCESS STREET YARRAVILLE VIC 3013

 2
  1
  1

Sold Price

\$508,500

Sold Date **22-Nov-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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