

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

9/245 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,999

Property type

Unit

Suburb

Seddon

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|--|-----------|-----------|
| 1/245 Nicholson Street Seddon VIC 3011 | \$575,000 | 05-Feb-21 |
| 7/245 Nicholson Street Seddon VIC 3011 | \$579,999 | 03-May-21 |
| 22/51 Stephen Street Yarraville VIC 3013 | \$550,000 | 01-Mar-21 |

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 October 2021



1/245 Nicholson Street Seddon VIC 3011 Sold Price **\$575,000** Sold Date **05-Feb-21**

2

1

1

Distance -



7/245 Nicholson Street Seddon VIC 3011 Sold Price **\$579,999** Sold Date **03-May-21**

2

1

1

Distance -



22/51 Stephen Street Yarraville VIC 3013 Sold Price **\$550,000** Sold Date **01-Mar-21**

1

1

1

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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