

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

179 Pilgrim Street, Seddon Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,222,000

Property Type House

Suburb Seddon

Period - From 01/07/2024

to

30/09/2024

Source REIV

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 six 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	180 Francis St YARRAVILLE 3013	\$1,300,000	14/10/2024
2	86 Blackwood St YARRAVILLE 3013	\$1,165,000	05/10/2024
3	37 Williamstown Rd SEDDON 3011	\$1,222,000	19/09/2024

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 six months.~~

This Statement of Information was prepared on:

16/10/2024 16:47



Property Type: House (Previously Occupied - Detached)
Land Size: 261 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2024: \$1,222,000

Comparable Properties



180 Francis St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 460 sqm approx



86 Blackwood St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,165,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 176 sqm approx



37 Williamstown Rd SEDDON 3011 (REI)

Agent Comments



Price: \$1,222,000
Method: Sold Before Auction
Date: 19/09/2024
Rooms: 3
Property Type: House (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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