

## 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

283 Nicholson 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)

Range between \$1,150,000

&amp;

\$1,250,000

**Median sale price**

Median price \$917,000

House

X

Unit

Suburb Seddon

Period - From 01/04/2017

to

30/06/2017

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	12 Montague St YARRAVILLE 3013	\$1,230,000	15/07/2017
2	20 Maggie St YARRAVILLE 3013	\$1,220,000	22/07/2017
3	225 Gordon St FOOTSCRAY 3011	\$1,160,000	12/08/2017

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.



2   
 -   

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 434 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2017: \$917,000

## Comparable Properties

### 12 Montague St YARRAVILLE 3013 (REI/VG)

Agent Comments

3   
 1   
 2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 370 sqm approx



### 20 Maggie St YARRAVILLE 3013 (REI/VG)

Agent Comments

2   
 1   
 -

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 383 sqm approx



### 225 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

3   
 1   
 3

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 448 sqm approx