

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

6/281 Nicholson Street, Seddon Vic 3011

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$815,000

Property Type

Unit

Suburb

Seddon

Period - From

01/07/2022

to

30/06/2023

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	808/240 Barkly St FOOTSCRAY 3011	\$297,000	24/04/2023
2	12/57 Kingsville St KINGSVILLE 3012	\$250,000	06/04/2023
3			

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:

12/09/2023 11:53



Property Type:
Agent Comments

Indicative Selling Price
\$265,000
Median Unit Price
Year ending June 2023: \$815,000

Comparable Properties



808/240 Barkly St FOOTSCRAY 3011 (REI) Agent Comments



Price: \$297,000
Method: Private Sale
Date: 24/04/2023
Property Type: Apartment



12/57 Kingsville St KINGSVILLE 3012 (REI) Agent Comments



Price: \$250,000
Method: Private Sale
Date: 06/04/2023
Property Type: Unit

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.

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