

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

6/34 Hyde 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Seddon

Period-from

01 May 2020

to

30 Apr 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

10/34 Hyde Street Seddon VIC 3011	\$500,999	20-Dec-20
22/51 Stephen Street Yarraville VIC 3013	\$550,000	01-Mar-21
4/51 Stephen Street Yarraville VIC 3013	\$530,000	30-Nov-20

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: 13 May 2021



10/34 Hyde Street Seddon VIC 3011 Sold Price **\$500,999** Sold Date **20-Dec-20**

2 1 1

Distance -



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

1 1 1

Distance **0.56km**



4/51 Stephen Street Yarraville VIC 3013 Sold Price **\$530,000** Sold Date **30-Nov-20**

2 1 1

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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