

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

257 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

\$1,625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,202,500

Property type

House

Suburb

Seddon

Period-from

01 Mar 2021

to

28 Feb 2022

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 Frederick Street Yarraville VIC 3013	\$1,595,000	16-Dec-21
39 Blackwood Street Yarraville VIC 3013	\$1,557,000	06-Nov-21
57 Ballarat Street Yarraville VIC 3013	\$1,610,000	17-Feb-22

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: 01 March 2022



10 Frederick Street Yarraville VIC 3013

Sold Price

^{RS}

\$1,595,000

Sold Date

16-Dec-21

3

2

2

Distance

1.33km



39 Blackwood Street Yarraville VIC 3013

Sold Price

\$1,557,000

Sold Date

06-Nov-21

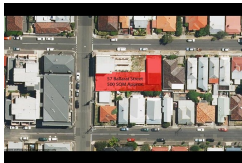
3

1

-

Distance

1.43km



57 Ballarat Street Yarraville VIC 3013

Sold Price

\$1,610,000

Sold Date

17-Feb-22

-

-

2

Distance

1.38km

17-Feb-22

RS = Recent sale

UN = Undisclosed Sale

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