

Statement of Information



80 Charles Street Seddon 3011
p: 03 8398 7800 f: 03 8398 7888
20 Hall Street Newport 3015
p: 03 9392 1878 f: 03 9399 2888

Section 47AF of the Estate Agents Act 1980

**Date Statement
First Produced**

29.8.17

**Date Statement
Last Updated**

12.9.17

Property offered for sale

Address
Including suburb &
postcode

7/251 Nicholson Street, Seddon

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Enter a single price OR a range as applicable)

Single price

\$490,000

**Or a range
between**

&

Median sale price

Median price

\$510,000

Unit

Suburb

Seddon

Period: from

01.01.17

to

31.03.17

Source

REIV

Comparable property sales

These is one comparable property 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. 6/57 Hyde Street, Footscray	\$402,000	1.4.17
2. 8/57 Hyde Street, Footscray	\$402,000	23.3.17
3. 9/119 Gamon Street, Yarraville	\$502,500	17.7.17