

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

14 Emma 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Seddon

Period-from

01 Jan 2021

to

31 Dec 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

34 Emma Street Seddon VIC 3011	\$851,000	06-Nov-21
176 Buckley Street Footscray VIC 3011	\$885,000	24-Sep-21
1/41 Bishop Street Kingsville VIC 3012	\$855,000	09-Dec-21

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: 20 January 2022



34 Emma Street Seddon VIC 3011

Sold Price

\$851,000

Sold Date

06-Nov-21



3



1



1

Distance

0.07km



176 Buckley Street Footscray VIC 3011

Sold Price

^{RS}

\$885,000

Sold Date

24-Sep-21



3



2



1

Distance

0.22km



1/41 Bishop Street Kingsville VIC 3012

Sold Price

^{RS}

\$855,000

^{UN}

Sold Date

09-Dec-21



3



2



1

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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