

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

7/245 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Seddon

Period-from

01 Apr 2020

to

31 Mar 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

1/245 Nicholson Street Seddon VIC 3011	\$575,000	12-Feb-21
10/34 Hyde Street Seddon VIC 3011	\$500,999	20-Dec-20
2/51 Napier Street Footscray VIC 3011	\$588,000	12-Feb-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: 14 April 2021



1/245 Nicholson Street Seddon VIC 3011

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date

12-Feb-21

2

1

1

Distance

-



10/34 Hyde Street Seddon VIC 3011

Sold Price

\$500,999

Sold Date

20-Dec-20

2

1

1

Distance

0.16km



2/51 Napier Street Footscray VIC 3011

Sold Price

^{RS} **\$588,000**

Sold Date

12-Feb-21

2

1

1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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