# 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 postcode	Including suburb and
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000	Range between	\$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,140,000	Pro	perty Type	House		Suburb	Seddon
Period - From	14/02/2024	to	13/02/2025		Source	Property	/ Data

# 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/2 Bilston St SEDDON 3011	\$1,111,000	04/02/2025

2	116 Williamstown Rd KINGSVILLE 3012	\$1,225,000	16/01/2025
3	22/37 Stephen St YARRAVILLE 3013	\$1,150,000	04/12/2024

#### 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 six months.

This Statement of Information was prepared on:	14/02/2025 09:16
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Rooms: 5

Property Type: House Land Size: 188 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** 14/02/2024 - 13/02/2025: \$1,140,000

# Comparable Properties



3/2 Bilston St SEDDON 3011 (REI)

Price: \$1,111,000

Method: Sold Before Auction

Date: 04/02/2025

Property Type: House (Res)

**Agent Comments** 



116 Williamstown Rd KINGSVILLE 3012 (REI/VG)



**Agent Comments** 

Price: \$1,225,000 Method: Private Sale Date: 16/01/2025 Property Type: House











Price: \$1,150,000 Method: Private Sale Date: 04/12/2024 Property Type: House Land Size: 261 sqm approx **Agent Comments** 

Account - Jas Stephens - Yarraville | P: 03 93169000





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