

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

22/181-183 GEELONG ROAD 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Seddon

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/93 DROOP STREET FOOTSCRAY VIC 3011	\$367,500	18-Aug-22
9/131 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$370,000	04-Sep-22
4/30 BISHOP STREET KINGSVILLE VIC 3012	\$360,000	13-Sep-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: 02 February 2023



**3/93 DROOP STREET FOOTSCRAY
VIC 3011**

Sold Price

\$367,500

Sold Date

18-Aug-22

 2

 1

 1

Distance

1.2km



**9/131 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

Sold Price

^{RS} **\$370,000**

Sold Date

04-Sep-22

 2

 1

 1

Distance

1.17km



**4/30 BISHOP STREET KINGSVILLE
VIC 3012**

Sold Price

\$360,000

Sold Date

13-Sep-22

 2

 1

 1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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