

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

53 WINDSOR 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

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Seddon

Period-from

01 Jan 2024

to

31 Dec 2024

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

12 MARGARET STREET SEDDON VIC 3011	\$950,000	01-Feb-24
128 GAMON STREET YARRAVILLE VIC 3013	\$925,000	01-Jul-24
3 THE CRESCENT FOOTSCRAY VIC 3011	\$1,003,000	26-Oct-24

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: 13 January 2025



**12 MARGARET STREET SEDDON
VIC 3011**

2 2 1

Sold Price

\$950,000

Sold Date **01-Feb-24**

Distance **0.37km**



**128 GAMON STREET YARRAVILLE
VIC 3013**

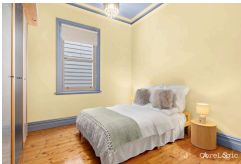
2 1 1

Sold Price

\$925,000

Sold Date **01-Jul-24**

Distance **1.01km**



**3 THE CRESCENT FOOTSCRAY VIC
3011**

2 1 1

Sold Price

\$1,003,000

Sold Date **26-Oct-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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