

## 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

12/117 ALBERT STREET SEDDON VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$439,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Seddon

Period-from

01 Apr 2023

to

31 Mar 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

10/3 LEWIS STREET KINGSVILLE VIC 3012	\$435,000	22-Mar-24
6/3 FIRST STREET WEST FOOTSCRAY VIC 3012	\$409,990	02-Feb-24
15/155 GORDON STREET FOOTSCRAY VIC 3011	\$435,000	07-Mar-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: 29 April 2024



**10/3 LEWIS STREET KINGSVILLE  
VIC 3012**

2 1 1

Sold Price

<sup>RS</sup>

**\$435,000**

Sold Date

**22-Mar-24**

Distance

**2.05km**



**6/3 FIRST STREET WEST  
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

**\$409,990**

Sold Date

**02-Feb-24**

Distance

**2.54km**



**15/155 GORDON STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

**\$435,000**

Sold Date

**07-Mar-24**

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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