

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

8 EDWARD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,088,750

Property type

House

Suburb

Seddon

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 KENT STREET SEDDON VIC 3011	\$1,350,000	24-Sep-24
116 WALES STREET KINGSVILLE VIC 3012	\$1,041,000	26-Oct-24
15 ALICE STREET YARRAVILLE VIC 3013	\$1,050,000	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: 18 March 2025

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8 KENT STREET SEDDON VIC 3011 Sold Price **\$1,350,000** Sold Date **24-Sep-24**

 2  1  1

Distance **0.71km**



116 WALES STREET KINGSVILLE VIC 3012 Sold Price ^{RS} **\$1,041,000** Sold Date **26-Oct-24**

 2  1  1

Distance **1km**



15 ALICE STREET YARRAVILLE VIC 3013 Sold Price **\$1,050,000** Sold Date **26-Oct-24**

 2  1  1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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