

## 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 Sydenham 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

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,202,500

Property type

House

Suburb

Seddon

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 129 Coronation Street Kingsville VIC 3012 | \$1,195,000 | 11-Feb-22 |
| 17 Walter Street Seddon VIC 3011          | \$1,130,000 | 17-Dec-21 |
| 5 Gledhill Street Seddon VIC 3011         | \$1,140,000 | 02-Dec-21 |

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 February 2022



## 129 Coronation Street Kingsville VIC 3012

3 2 3

Sold Price

<sup>RS</sup> \$1,195,000

Sold Date

11-Feb-22

Distance

0.95km



## 17 Walter Street Seddon VIC 3011

3 1 1

Sold Price

\$1,130,000

Sold Date

17-Dec-21

Distance

0.83km



## 5 Gledhill Street Seddon VIC 3011

3 1 -

Sold Price

\$1,140,000

Sold Date

02-Dec-21

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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