

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

36a Lily Street, Seddon Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$770,000

Median sale price

Median price

\$720,000

Property Type

Townhouse

Suburb

Seddon

Period - From

08/07/2023

to

07/07/2024

Source

REIV

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 six 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
1	8 Emma St SEDDON 3011	\$1,100,000	10/02/2024
2	11b Margaret St SEDDON 3011	\$980,000	01/02/2024
3	51 Lily St SEDDON 3011	\$822,000	22/06/2024

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 six months.~~

This Statement of Information was prepared on:

12 August 2024

36a Lily Street, Seddon Vic 3011

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$770,000
Median Townhouse Price
08/07/2023 - 07/07/2024: \$720,000

Comparable Properties



8 Emma St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 10/02/2024
Rooms: 2
Property Type: Townhouse (Res)
Land Size: 154 sqm approx

11b Margaret St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 01/02/2024
Property Type: Townhouse (Res)



51 Lily St SEDDON 3011 (REI)

Agent Comments



Price: \$822,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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