

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

36B LILY 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

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,500

Property type

Unit

Suburb

Seddon

Period-from

01 Feb 2023

to

31 Jan 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

92A RUPERT STREET WEST FOOTSCRAY VIC 3012	\$800,000	26-Aug-23
45C MADDEN STREET MAIDSTONE VIC 3012	\$780,000	27-Oct-23
1/4 INKERMAN STREET MAIDSTONE VIC 3012	\$800,000	24-Nov-23

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: 18th March 2024

**92A RUPERT STREET WEST
FOOTSCRAY VIC 3012**

3 1 1

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **26-Aug-23**Distance **1.74km****45C MADDEN STREET MAIDSTONE
VIC 3012**

3 2 1

Sold Price **\$780,000** Sold Date **27-Oct-23**Distance **1.8km****1/4 INKERMANN STREET
MAIDSTONE VIC 3012**

3 2 2

Sold Price **\$800,000** Sold Date **24-Nov-23**Distance **1.97km****RS** = Recent sale**UN** = Undisclosed Sale

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