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 | |
|---|--|
| | |

Indicative selling price

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

| Range between \$1,100,000 & \$1,200,000 | Range between | \$1,100,000 | & | \$1,200,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

Median sale price

| Median price | \$1,190,000 | Pro | perty Type | House | | Suburb | Seddon |
|---------------|-------------|-----|------------|-------|-------|--------|--------|
| Period - From | 01/07/2025 | to | 30/09/2025 | S | ource | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-------------|--------------|
| 1 | 48 Pilgrim St SEDDON 3011 | \$1,115,000 | 29/11/2025 |
| 2 | 9 Browning St SEDDON 3011 | \$1,210,000 | 16/09/2025 |
| 3 | 174 Pilgrim St SEDDON 3011 | \$1,170,000 | 14/08/2025 |

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: | 02/12/2025 12:34 |
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