#### 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	9/187 Charles Street, Seddon Vic 3011
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$320,000

#### Median sale price

Median price \$780,000	Prope	erty Type Un	it	Suburb	Seddon
Period - From 01/01/2025	to 3	1/03/2025	Sou	irce 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

Address of comparable property		Price	Date of sale
1	410/90 Buckley St FOOTSCRAY 3011	\$325,000	02/05/2025
2	3/185 Francis St YARRAVILLE 3013	\$345,000	28/02/2025
3	20/294 Nicholson St SEDDON 3011	\$320,000	21/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2025 13:48







**Property Type:** Flat Agent Comments

Indicative Selling Price \$320,000 Median Unit Price March quarter 2025: \$780,000

## Comparable Properties



410/90 Buckley St FOOTSCRAY 3011 (REI)

•=

1

**a** 1

Price: \$325,000 Method: Private Sale Date: 02/05/2025

Property Type: Apartment

Agent Comments



3/185 Francis St YARRAVILLE 3013 (VG)

•=

1



**a**.

Agent Comments

**Price:** \$345,000 **Method:** Sale **Date:** 28/02/2025

Property Type: Strata Unit/Flat



20/294 Nicholson St SEDDON 3011 (REI/VG)

•=

1

**—** 

**3** ₁

**Price:** \$320,000 **Method:** Private Sale **Date:** 21/12/2024

Rooms: 1

Property Type: Apartment

**Agent Comments** 

Account - Whitefox Real Estate | P: 96459699





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