

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

1-6/277 Nicholson Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Seddon

Period - From 01/04/2023 to 30/06/2023 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		
2		
3		

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.

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1-6/277 Nicholson Street, Seddon Vic 3011

hockingstuart

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

June quarter 2023: \$1,350,000



Rooms: 12

Property Type: Block of Flats

Land Size: 706 sqm approx

Agent Comments

6x1 bedroom flats, ground floor flats with courtyards and first floor flats with balconies.

Comparable Properties

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.

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