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

118 Albert Street, Seddon Vic 3011

Indicative selling price

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

Range between | $1,300,000 | & | $1,400,000

Median sale price

| Median price | $1,152,000 | Property Type | House | Suburb | Seddon |
| Period - From | 26/07/2022 | to | 25/07/2023 | 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	23 Pilgrim St SEDDON 3011	$1,465,000	15/05/2023
2	56 Hobbs St SEDDON 3011	$1,425,000	15/03/2023
3	2 North St SEDDON 3011	$1,372,500	07/06/2023

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: 26/07/2023 14:53

🛏 3   🛁 1   🚗 1

Property Type: House
Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
26/07/2022 - 25/07/2023: $1,152,000

Comparable Properties

23 Pilgrim St SEDDON 3011 (REI/VG)

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Price: $1,465,000
Method: Sold Before Auction
Date: 15/05/2023
Property Type: House (Res)
Land Size: 214 sqm approx

Agent Comments

56 Hobbs St SEDDON 3011 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,425,000
Method: Private Sale
Date: 15/03/2023
Rooms: 3
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments

2 North St SEDDON 3011 (REI)

🛏 3   🛁 1   🚗 -

Price: $1,372,500
Method: Sold Before Auction
Date: 07/06/2023
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099