

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

12/117 ALBERT 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

or range
between

\$430,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Seddon

Period-from

01 Jan 2023

to

31 Dec 2023

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

14/49 HYDE STREET FOOTSCRAY VIC 3011	\$438,000	05-Aug-23
6/50 BAYVIEW ROAD SEDDON VIC 3011	\$465,000	18-Oct-23
5/213 GORDON STREET FOOTSCRAY VIC 3011	\$449,000	29-Jul-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: 12 January 2024



**14/49 HYDE STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

\$438,000

Sold Date **05-Aug-23**

Distance

0.4km



**6/50 BAYVIEW ROAD SEDDON
VIC 3011**

2 1 1

Sold Price

^{RS} **\$465,000**

Sold Date **18-Oct-23**

Distance

1.08km



**5/213 GORDON STREET
FOOTSCRAY VIC 3011**

- 1 1

Sold Price

\$449,000

Sold Date **29-Jul-23**

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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