

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

3/277 Nicholson Street, Seddon Vic 3011

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$487,000

Property Type

Unit

Suburb

Seddon

Period - From

01/10/2023

to

31/12/2023

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	1/277 Nicholson St SEDDON 3011	\$440,000	24/12/2023
2	2/277 Nicholson St SEDDON 3011	\$430,000	03/01/2024
3	4/277 Nicholson St SEDDON 3011	\$430,000	13/01/2024

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:

13/03/2024 11:05

3/277 Nicholson Street, Seddon Vic 3011



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Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

December quarter 2023: \$487,000



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/277 Nicholson St SEDDON 3011 (VG)

1 - -

Price: \$440,000

Method: Sale

Date: 24/12/2023

Property Type: Strata Unit/Flat

Agent Comments

Great comparable as Unit 1 is a ground floor unit renovated to the same standard as Unit 3, both properties are located in the same complex.



2/277 Nicholson St SEDDON 3011 (REI/VG)

1 1 1

Price: \$430,000

Method: Private Sale

Date: 03/01/2024

Property Type: Unit

Agent Comments

Unit 2 is a ground floor unit renovated to the same standard as Unit 3. Unit 2 has a smaller courtyard compared to Unit 3.



4/277 Nicholson St SEDDON 3011 (REI)

1 1 1

Price: \$430,000

Method: Private Sale

Date: 13/01/2024

Property Type: Unit

Agent Comments

Unit 4 is in the same complex as Unit 3/277 Nicholson St. It has been renovated to the same standard as Unit 3 positioned on the first floor.

Account - Jellis Craig | P: 03 9387 5888



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