

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

33 STATION ROAD 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

\$945,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,112,500

Property type

House

Suburb

Seddon

Period-from

01 Oct 2022

to

30 Sep 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

88 GAMON STREET YARRAVILLE VIC 3013	\$1,000,000	12-Aug-23
77 WALTER STREET SEDDON VIC 3011	\$980,000	29-Jul-23
183 CHARLES STREET SEDDON VIC 3011	\$1,080,000	22-Sep-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: 23 October 2023



Total Internal Measurement 82 Sqm

88 GAMON STREET YARRAVILLE VIC 3013

Sold Price ^{RS} **\$1,000,000** Sold Date **12-Aug-23**

2 1 1

Distance **0.39km**



77 WALTER STREET SEDDON VIC 3011

Sold Price ^{RS} **\$980,000** Sold Date **29-Jul-23**

3 1 -

Distance **0.45km**



183 CHARLES STREET SEDDON VIC 3011

Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **22-Sep-23**

2 1 -

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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