

## 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

4 JOHN STREET SEDDON VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Seddon

Period-from

01 Aug 2022

to

31 Jul 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

4/6 MARGOT STREET WEST FOOTSCRAY VIC 3012	\$690,000	01-Aug-23
5/28 COMMERCIAL ROAD FOOTSCRAY VIC 3011	\$655,000	11-Apr-23
2/8 TONGUE STREET YARRAVILLE VIC 3013	\$646,000	22-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: 30 August 2023


**4/6 MARGOT STREET WEST  
FOOTSCRAY VIC 3012**
 2   
  1   
  2

 Sold Price    <sup>RS</sup> **\$690,000**    Sold Date    **01-Aug-23**

 Distance    **1.61km**

**5/28 COMMERCIAL ROAD  
FOOTSCRAY VIC 3011**
 2   
  1   
  1

 Sold Price    **\$655,000**    Sold Date    **11-Apr-23**

 Distance    **1.07km**

**2/8 TONGUE STREET YARRAVILLE  
VIC 3013**
 2   
  1   
  1

 Sold Price    <sup>RS</sup> **\$646,000**    Sold Date    **22-Jul-23**

 Distance    **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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