

## 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

49 STATION ROAD 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Seddon

Period-from

01 Jun 2023

to

31 May 2024

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

3 FLORENCE STREET SEDDON VIC 3011	\$1,100,000	15-Jun-24
45 QUEENSVILLE STREET KINGSVILLE VIC 3012	\$1,030,000	26-Jan-24
93 MACPHERSON STREET FOOTSCRAY VIC 3011	\$1,155,000	27-May-24

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: 19 June 2024

**3 FLORENCE STREET SEDDON VIC 3011**Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **15-Jun-24**

3 1 1

Distance **0.26km****45 QUEENSVILLE STREET KINGSVILLE VIC 3012**Sold Price **\$1,030,000** Sold Date **26-Jan-24**

3 1 1

Distance **0.26km****93 MACPHERSON STREET FOOTSCRAY VIC 3011**Sold Price <sup>RS</sup> **\$1,155,000** Sold Date **27-May-24**

3 1 1

Distance **1.15km****RS** = Recent sale**UN** = Undisclosed Sale

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