

## 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

68 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

\$1,125,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,500

Property type

Unit

Suburb

Seddon

Period-from

01 Mar 2023

to

29 Feb 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

122 CHARLES STREET SEDDON VIC 3011	\$1,260,000	24-Feb-24
31 HOOD STREET YARRAVILLE VIC 3013	\$1,160,000	24-Feb-24
8 CLARENDON STREET YARRAVILLE VIC 3013	\$1,252,500	16-Dec-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: 06 March 2024



122 CHARLES STREET SEDDON VIC 3011 Sold Price

<sup>RS</sup> \$1,260,000 Sold Date 24-Feb-24

2 1 2

Distance 0.2km



31 HOOD STREET YARRAVILLE VIC 3013 Sold Price

<sup>RS</sup> \$1,160,000 Sold Date 24-Feb-24

3 1 1

Distance 0.62km



8 CLARENDON STREET  
YARRAVILLE VIC 3013

Sold Price

\$1,252,500 Sold Date 16-Dec-23

3 2 2

Distance 1.47km

RS = Recent sale

UN = Undisclosed Sale

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