

# 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 9 Bilston 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)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,185,000 Property Type House Suburb Seddon

Period - From 01/01/2024 to 31/03/2024 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	47 Alexander St SEDDON 3011	\$1,250,000	19/04/2024
2	274 Nicholson St SEDDON 3011	\$1,170,000	02/03/2024
3	11 Thomson St SEDDON 3011	\$950,000	20/03/2024

**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: 15/05/2024 14:02



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,185,000

## Comparable Properties



47 Alexander St SEDDON 3011 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 19/04/2024

Property Type: House

Land Size: 219 sqm approx



274 Nicholson St SEDDON 3011 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



11 Thomson St SEDDON 3011 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 20/03/2024

Property Type: House (Res)

Land Size: 246 sqm approx

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