

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

93 VICTORIA STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,112,500

Property type

House

Suburb

Seddon

Period-from

01 Nov 2022

to

31 Oct 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

77 WALTER STREET SEDDON VIC 3011	\$980,000	31-Jul-23
21 GAMON STREET SEDDON VIC 3011	\$985,000	22-Jul-23
195 PILGRIM STREET SEDDON VIC 3011	\$950,000	28-Oct-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 November 2023



77 WALTER STREET SEDDON VIC 3011

Sold Price

\$980,000

Sold Date

31-Jul-23

3 1 -

Distance

0.08km



21 GAMON STREET SEDDON VIC 3011

Sold Price

\$985,000

Sold Date

22-Jul-23

2 1 -

Distance

0.26km



195 PILGRIM STREET SEDDON VIC 3011

Sold Price

^{RS} **\$950,000**

Sold Date

28-Oct-23

2 1 -

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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