

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

12/117 ALBERT 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Seddon

Period-from

01 Apr 2023

to

31 Mar 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

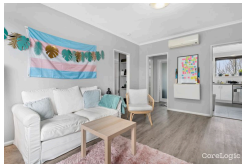
Date of sale

11/21 BELLAIRS AVENUE SEDDON VIC 3011	\$430,000	11-Oct-23
6/7 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	28-Feb-24
5/37 KENSINGTON ROAD KENSINGTON VIC 3031	\$439,000	02-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: 02 April 2024



**11/21 BELLAIRS AVENUE SEDDON
VIC 3011**

Sold Price

\$430,000

Sold Date

11-Oct-23

2 1 -

Distance

0.44km



**6/7 GORDON STREET FOOTSCRAY
VIC 3011**

Sold Price

^{RS} **\$450,000**

Sold Date

28-Feb-24

2 1 1

Distance

2.14km



**5/37 KENSINGTON ROAD
KENSINGTON VIC 3031**

Sold Price

\$439,000

Sold Date

02-Dec-23

2 1 1

Distance

2.84km

RS = Recent sale

UN = Undisclosed Sale

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