

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 (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

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

15 LILY STREET SEDDON VIC 3011	\$1,175,000	22-Nov-23
26 GRACE STREET YARRAVILLE VIC 3013	\$1,165,000	05-Mar-24
9 NEWCASTLE STREET YARRAVILLE VIC 3013	\$1,160,000	26-May-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: 16 April 2024



15 LILY STREET SEDDON VIC 3011

Sold Price

\$1,175,000

Sold Date

22-Nov-23

3 2 1

Distance

0.39km



**26 GRACE STREET YARRAVILLE
VIC 3013**

Sold Price

^{RS} **\$1,165,000**

Sold Date

05-Mar-24

3 2 1

Distance

0.54km



**9 NEWCASTLE STREET
YARRAVILLE VIC 3013**

Sold Price

\$1,160,000

Sold Date

26-May-23

3 2 1

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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