

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

10/30 Sydenham 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Seddon

Period-from

01 Jan 2020

to

31 Dec 2020

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

| | | |
|---------------------------------------|-----------|-----------|
| 1B Loch Street Yarraville VIC 3013 | \$750,000 | 21-Dec-20 |
| 43B Chatham Street Footscray VIC 3011 | \$730,000 | 30-Nov-20 |
| | | |

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: 05 January 2021

**1B Loch Street Yarraville VIC 3013**

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

21-Dec-20 2  2  1

Distance

1.15km**43B Chatham Street Footscray VIC 3011**

Sold Price

^{RS} **\$730,000**

Sold Date

30-Nov-20 2  2  1

Distance

1.2km**RS** = Recent sale**UN** = Undisclosed Sale

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