

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

6/67-69 Gamon 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Seddon

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/119 Gamon Street Yarraville VIC 3013	\$910,000	29-Jun-21
3/56 Bayview Road Seddon VIC 3011	\$980,000	27-Mar-21

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: 13 September 2021



1/119 Gamon Street Yarraville VIC
3013

 2  1  1

Sold Price

^{RS}

\$910,000

Sold Date

29-Jun-21

Distance

0.34km



3/56 Bayview Road Seddon VIC
3011

 2  1  2

Sold Price

\$980,000

Sold Date

27-Mar-21

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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