

## 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

11 Bute Street Seddon VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Seddon

Period-from

01 Jul 2019

to

30 Jun 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

18 Scott Street Seddon VIC 3011	\$1,010,000	04-Jul-20
6 Johnstone Lane Seddon VIC 3011	\$1,100,000	25-Apr-20
13/123-129 Anderson Street Yarraville VIC 3013	\$1,077,000	15-Feb-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.~~

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**18 Scott Street Seddon VIC 3011**

Sold Price

<sup>RS</sup>

**\$1,010,000**

Sold Date

**04-Jul-20**

 3  2  2

Distance

**0.72km**



**6 Johnstone Lane Seddon VIC 3011**

Sold Price

<sup>RS</sup>

**\$1,100,000**

Sold Date

**25-Apr-20**

 3  3  1

Distance

**0.79km**



**13/123-129 Anderson Street  
Yarraville VIC 3013**

Sold Price

**\$1,077,000**

Sold Date

**15-Feb-20**

 2  2  1

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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