

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

1/34 Hyde Street, Seddon Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$510,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Seddon

Period - From 01/01/2021

to 31/12/2021

Source REIV

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 six 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	205/250 Barkly St FOOTSCRAY 3011	\$525,000	22/03/2022
2	907/4 Joseph Rd FOOTSCRAY 3011	\$515,000	25/01/2022
3	1/31 Moreland St FOOTSCRAY 3011	\$500,000	07/03/2022

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 six months.~~

This Statement of Information was prepared on:

06/04/2022 18:43



Rooms: 4

Property Type: Apartment

Land Size: 999.247 sqm approx

Agent Comments

Comparable Properties



205/250 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$525,000

Method: Sold Before Auction

Date: 22/03/2022

Property Type: Apartment



907/4 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 25/01/2022

Property Type: Apartment



1/31 Moreland St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 07/03/2022

Property Type: Apartment