STATEMENT OF INFORMATION

1A CUTHBERT STREET, SEDDON, VIC 3011

PREPARED BY MARCUS SHERIF , SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A CUTHBERT STREET, SEDDON, VIC

3 1 2

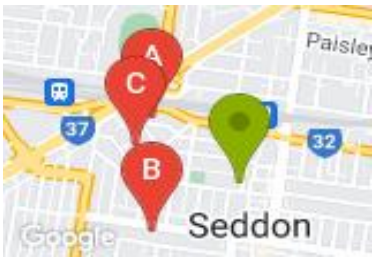
Indicative Selling Price

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

Single Price: **$940,000**

Provided by: Niels Geraerts , Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



SEDDON, VIC, 3011

Suburb Median Sale Price (Unit)

$557,500

01 July 2021 to 30 June 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8A LILY ST, SEDDON, VIC 3011

3 1 2

Sale Price

$985,000

Sale Date: 02/03/2022

Distance from Property: 369m

A



1/157-159 CHARLES ST, SEDDON, VIC 3011

3 1 2

Sale Price

$950,000

Sale Date: 23/12/2021

Distance from Property: 336m

B



12 SCOTT ST, SEDDON, VIC 3011

2 2 1

Sale Price

$971,000

Sale Date: 21/02/2022

Distance from Property: 368m

C

This report has been compiled on 24/08/2022 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	1A CUTHBERT STREET, SEDDON, VIC 3011

Indicative selling price

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

Single Price:	$940,000

Median sale price

Median price	$557,500	Property type	House	Suburb	SEDDON
Period	01 July 2021 to 30 June 2022	Source	pricefinder		

Comparable property sales

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
8A LILY ST, SEDDON, VIC 3011	$985,000	02/03/2022
1/157-159 CHARLES ST, SEDDON, VIC 3011	$950,000	23/12/2021
12 SCOTT ST, SEDDON, VIC 3011	$971,000	21/02/2022

This Statement of Information was prepared on: 24/08/2022