## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

| Address              | 59 Pilgrim Street, Seddon Vic 3011 |
|----------------------|------------------------------------|
| Including suburb and |                                    |
| postcode             |                                    |
|                      |                                    |
|                      |                                    |
|                      |                                    |

#### Indicative selling price

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

| Range between \$790,000 & \$840,000 |
|-------------------------------------|
|-------------------------------------|

#### Median sale price

| Median price  | \$1,170,000 | Pro | perty Type H | louse |       | Suburb | Seddon |
|---------------|-------------|-----|--------------|-------|-------|--------|--------|
| Period - From | 01/07/2023  | to  | 30/06/2024   | So    | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| Address of comparable property |                           | Price     | Date of sale |
|--------------------------------|---------------------------|-----------|--------------|
| 1                              | 60 Windsor St SEDDON 3011 | \$927,000 | 07/09/2024   |
| 2                              | 67 Pilgrim St SEDDON 3011 | \$800,000 | 22/08/2024   |
| 3                              |                           |           |              |

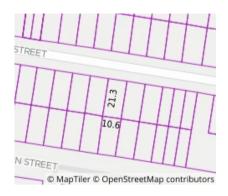
#### OR

В\* 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: | 24/09/2024 09:34 |
|--|------------------|









**Indicative Selling Price** \$790,000 - \$840,000 **Median House Price** Year ending June 2024: \$1,170,000

## Comparable Properties



60 Windsor St SEDDON 3011 (REI)



Price: \$927,000 Method: Auction Sale Date: 07/09/2024

Property Type: House (Res) Land Size: 247 sqm approx

**Agent Comments** 



67 Pilgrim St SEDDON 3011 (REI)





Price: \$800,000

Method: Sold Before Auction

Date: 22/08/2024

Property Type: House (Res)

Agent Comments

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.

Account - Jas Stephens - Yarraville | P: 03 93169000



