

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

59 Pilgrim Street, Seddon Vic 3011

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

Property Type

House

Suburb

Seddon

Period - From

01/07/2023

to

30/06/2024

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	60 Windsor St SEDDON 3011	\$927,000	07/09/2024
2	67 Pilgrim St SEDDON 3011	\$800,000	22/08/2024
3			

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:

24/09/2024 09:34



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

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)

Agent Comments



Price: \$927,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 247 sqm approx



67 Pilgrim St SEDDON 3011 (REI)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 22/08/2024
Property Type: House (Res)

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



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