

# 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

4/34 Sydenham 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)

Range between \$540,000 & \$594,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Seddon

Period - From 19/10/2020 to 18/10/2021 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	2/155 Gordon St FOOTSCRAY 3011	\$562,000	01/05/2021
2	202/9 Hewitt Av FOOTSCRAY 3011	\$555,000	06/05/2021
3	3/23 Pickett St FOOTSCRAY 3011	\$550,000	06/05/2021

**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:

19/10/2021 16:52



 2    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$540,000 - \$594,000

**Median Unit Price**

19/10/2020 - 18/10/2021: \$605,000

## Comparable Properties



**2/155 Gordon St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$562,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Apartment

**202/9 Hewitt Av FOOTSCRAY 3011 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$555,000

**Method:** Sale

**Date:** 06/05/2021

**Property Type:** Strata Unit/Flat



**3/23 Pickett St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 06/05/2021

**Property Type:** Apartment

**Account - The Realest Estate** | P: (03) 7018 8588