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 | 9/187 Charles Street, Seddon Vic 3011 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$320,000

Median sale price

| Median price \$780,000 | Property Type Ur | it | Suburb | Seddon |
|--------------------------|------------------|--------|--------|--------|
| Period - From 01/01/2025 | to 31/03/2025 | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|----------------------------------|-----------|--------------|
| 1 | 410/90 Buckley St FOOTSCRAY 3011 | \$325,000 | 02/05/2025 |
| 2 | 3/185 Francis St YARRAVILLE 3013 | \$345,000 | 28/02/2025 |
| 3 | 20/294 Nicholson St SEDDON 3011 | \$320,000 | 21/12/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 07/05/2025 13:48 |
|--|------------------|







Property Type: Flat Agent Comments

Indicative Selling Price \$320,000 Median Unit Price March quarter 2025: \$780,000

Comparable Properties



410/90 Buckley St FOOTSCRAY 3011 (REI)

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1

a 1

Price: \$325,000 Method: Private Sale Date: 02/05/2025

Property Type: Apartment

Agent Comments



3/185 Francis St YARRAVILLE 3013 (VG)

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a.

Agent Comments

Price: \$345,000 **Method:** Sale **Date:** 28/02/2025

Property Type: Strata Unit/Flat



20/294 Nicholson St SEDDON 3011 (REI/VG)

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1

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3 ₁

Price: \$320,000 **Method:** Private Sale **Date:** 21/12/2024

Rooms: 1

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699





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