

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

3 School Road, Seville Vic 3139

Indicative selling price

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

Range between

\$720,000

&

\$760,000

Median sale price

Median price

\$613,750

House

X

Unit

Suburb

Seville

Period - From

01/01/2017

to

31/12/2017

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	7 Paynes Rd SEVILLE 3139	\$775,000	13/11/2017
2	42 Seymour St SEVILLE 3139	\$720,000	06/09/2017
3	12 Penola Dr SEVILLE 3139	\$640,000	26/09/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7 Paynes Rd SEVILLE 3139 (REI/VG)

Agent Comments

4 2 3

Price: \$775,000

Method: Private Sale

Date: 13/11/2017

Rooms: 6

Property Type: House

Land Size: 1856 sqm approx



42 Seymour St SEVILLE 3139 (REI/VG)

Agent Comments

4 2 8

Price: \$720,000

Method: Private Sale

Date: 06/09/2017

Rooms: 8

Property Type: House

Land Size: 1170 sqm approx



12 Penola Dr SEVILLE 3139 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 26/09/2017

Rooms: 5

Property Type: House

Land Size: 1026 sqm approx