

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

566 Warburton Highway, Seville Vic 3139

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$643,750

Property Type House

Suburb Seville

Period - From 01/01/2020

to 31/12/2020

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	25 Koala Rd, Seville, Vic 3139, Australia	\$1,520,000	20/02/2021
2	255 Beenak Rd WANDIN NORTH 3139	\$1,320,000	20/02/2021
3	45 Beenak Rd WANDIN NORTH 3139	\$1,285,000	16/12/2020

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:

26/03/2021 09:12

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au

Indicative Selling Price

\$1,450,000 - \$1,520,000

Median House Price

Year ending December 2020: \$643,750



 4  3  2

Property Type: House

Land Size: 37285 sqm approx

Agent Comments

Comparable Properties

25 Koala Rd, Seville, Vic 3139, Australia (REI)

 4  3  2

Price: \$1,520,000

Method:

Date: 20/02/2021

Property Type: House

Agent Comments

Similar type of home. Under contract not yet unconditional.



255 Beenak Rd WANDIN NORTH 3139 (REI)

 5  3  3

Price: \$1,320,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 32374.88 sqm approx

Agent Comments

Two homes on slightly smaller land



45 Beenak Rd WANDIN NORTH 3139 (REI)

 3  2  2

Price: \$1,285,000

Method: Private Sale

Date: 16/12/2020

Property Type: House

Land Size: 33224.72 sqm approx

Agent Comments

Large dated home on slightly smaller allotment