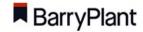
## Statement of Information

## 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			1/11 Br	itton	Road, Seville	e Vic 3	3139							
Indicat	Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range	\$800,0	000		&	\$850,000		0							
Median sale price														
Medi	Median price \$855,000		00	Pro	Property Type Hou		е	Sub		ırb	Seville			
Period	d - From	11/10/2	022	to	10/10/2023	,	Sc	ource	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.														
Addre	Address of comparable property										ice		Date of sale	
1														
2														
3														
OR														
B*					epresentativ wo kilometre								comparable nths.	
	This Statement of Information was prepared on:										11/10/2023 16:44			









Rooms: 6

**Property Type:** House **Land Size:** 527 sqm approx

**Agent Comments** 

Indicative Selling Price \$800,000 - \$850,000 Median House Price 11/10/2022 - 10/10/2023: \$855,000

## Comparable Properties

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** - Barry Plant | P: 03 9735 3300



