

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 946 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending March 2017: \$570,000

Extended search range from 6 months to 9 months due to insufficient comparable sales.

Comparable Properties

11 Railway Rd SEVILLE 3139 (VG)

Agent Comments

**Price:** \$535,000**Method:** Sale**Date:** 02/10/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 888 sqm approx**19 Monbulk seville Rd SEVILLE 3139 (REI/VG)**

Agent Comments

**Price:** \$520,000**Method:** Private Sale**Date:** 24/03/2017**Rooms:** -**Property Type:** House**Land Size:** 1019 sqm approx**588 Warburton Hwy SEVILLE 3139 (REI/VG)**

Agent Comments

**Price:** \$502,837**Method:** Private Sale**Date:** 30/11/2016**Rooms:** 4**Property Type:** House (Res)**Land Size:** 861 sqm approx

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

6 Valley Road, Seville Vic 3139

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$570,000

House

X

Suburb

Seville

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Railway Rd SEVILLE 3139	\$535,000	02/10/2016
19 Monbulk seville Rd SEVILLE 3139	\$520,000	24/03/2017
588 Warburton Hwy SEVILLE 3139	\$502,837	30/11/2016