

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

53 English Street, Seville Vic 3139

Indicative selling price

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

Range between \$710,000 & \$730,000

Median sale price

Median price \$857,500 Property Type House Suburb Seville

Period - From 01/10/2023 to 30/09/2024 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	2/9 Valley Rd SEVILLE 3139	\$730,000	13/09/2024
2	10 Winifred St SEVILLE 3139	\$677,000	07/09/2024
3	6 Penola Dr SEVILLE 3139	\$705,000	06/08/2024

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:

09/12/2024 14:15



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Property Type: House
Land Size: 991 sqm approx
Agent Comments

Indicative Selling Price
 \$710,000 - \$730,000
Median House Price
 Year ending September 2024: \$857,500

Comparable Properties



2/9 Valley Rd SEVILLE 3139 (REI/VG)

Agent Comments

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Price: \$730,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 978 sqm approx



10 Winifred St SEVILLE 3139 (REI/VG)

Agent Comments

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Price: \$677,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 972 sqm approx



6 Penola Dr SEVILLE 3139 (REI/VG)

Agent Comments

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Price: \$705,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 862 sqm approx

Account - Barry Plant | P: 03 9735 3300