





Property Type: House (Previously

Occupied - Detached) Land Size: 865 sqm approx

Agent Comments

Indicative Selling Price \$495,000 - \$540,000 **Median House Price** Year ending March 2017: \$570,000

Comparable Properties

19 Monbulk seville Rd SEVILLE 3139 (REI/VG) Agent Comments

-3





Price: \$520,000 Method: Private Sale Date: 24/03/2017

Rooms: -

Property Type: House Land Size: 1019 sqm approx

76 Station Rd SEVILLE 3139 (VG)

-2





Price: \$515,000

Method: Sale Date: 02/03/2017

Rooms: -

Property Type: House (Res) Land Size: 864 sqm approx

34 English St SEVILLE 3139 (REI/VG)









Date: 24/01/2017 Rooms: 5

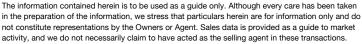
Property Type: House Land Size: 1488 sqm approx Agent Comments

Agent Comments

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807







Generated: 03/07/2017 14:21



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	9a Valley Road, Seville Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$495,000	&	\$540,000

Median sale price

Median price	\$570,000	H	ouse X	Subu	urb
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
19 Monbulk seville Rd SEVILLE 3139	\$520,000	24/03/2017
76 Station Rd SEVILLE 3139	\$515,000	02/03/2017
34 English St SEVILLE 3139	\$485,000	24/01/2017



