



Rooms:

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



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)

Agent Comments



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)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 24/01/2017

Rooms: 5

Property Type: House

Land Size: 1488 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	9a Valley Road, Seville Vic 3139
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Indicative selling price

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

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