

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

Lanning Park Estate:  
23, 25, 27 & 27A Monbulk-Seville Road and 1A & 1B Lanning Crescent, Seville

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class	Single price		Lower price		Higher price
Vacant Land					
23 Monbulk-Seville	\$*	Or range between	\$430,000	&	\$470,000
25 Monbulk-Seville	\$*	Or range between	\$450,000	&	\$490,000
27 Monbulk-Seville	\$*	Or range between	\$440,000	&	\$480,000
27A Monbulk-Seville	\$*	Or range between	\$460,000	&	\$500,000
1A Lanning Cres	\$*	Or range between	\$510,000	&	\$560,000
1B Lanning Cres	\$*	Or range between	\$465,000	&	\$505,000

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$ \*

Suburb

Seville Vic 3139

Period - From

To

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**


**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16/09/2019

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.  
consumer.vic.