## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	31 Monbulk-Seville 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	\$1,500,000	&	\$1,650,000

#### Median sale price

Median price	\$875,000	Pro	perty Type	House		Suburb	Seville
Period - From	01/07/2023	to	30/06/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	22 Rodger Rd WANDIN NORTH 3139	\$1,660,000	06/07/2024
2	7 Heritage Dr LILYDALE 3140	\$1,520,000	15/06/2024
3			

#### 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:	03/10/2024 13:32



Date of sale



Leah Bannerman 9735 3300 0448 924 266 lbannerman@barryplant.com.au

**Indicative Selling Price** \$1,500,000 - \$1,650,000 **Median House Price** Year ending June 2024: \$875,000



Rooms: 8

Property Type: House -

Semi-detached

Land Size: 42088 sqm approx

**Agent Comments** 

# Comparable Properties



22 Rodger Rd WANDIN NORTH 3139 (REI)

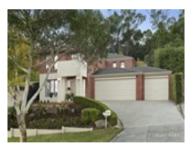




Price: \$1,660,000 Method: Private Sale Date: 06/07/2024 Property Type: House

Land Size: 44515.46 sqm approx

**Agent Comments** 



7 Heritage Dr LILYDALE 3140 (REI/VG)





Price: \$1,520,000 Method: Private Sale Date: 15/06/2024

Property Type: House (Res) Land Size: 807 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300



