

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

31 Monbulk-Seville Road, Seville Vic 3139

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

Property 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 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	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



Rooms: 8

Property Type: House -
Semi-detached

Land Size: 42088 sqm approx

Agent Comments

Comparable Properties



22 Rodger Rd WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$1,660,000

Method: Private Sale

Date: 06/07/2024

Property Type: House

Land Size: 44515.46 sqm approx



7 Heritage Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,520,000

Method: Private Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 807 sqm approx

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.