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	100 Monbulk-seville Road, Silvan Vic 3795
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between	\$550,000	&	\$605,000	

Median sale price

Median price	\$955,000	Hou	ise X	Unit		Suburb	Silvan
Period - From	01/01/2017	to	31/12/2017		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	Price	Date of sale
1		
2		
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.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

propertydata

Generated: 16/03/2018 16:55

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

BELL REAL ESTATE

Samantha Scott 59686222 0438680032 samanthas@bellrealestate.com.au





Rooms: Property Type: Hobby Farm < 20 ha Land Size: 17020 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median House Price Year ending December 2017: \$955,000

Comparable Properties

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 - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311



Generated: 16/03/2018 16:55

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.