

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

474 Victoria Road, Seville Vic 3139

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$855,000

Property Type

House

Suburb

Seville

Period - From

11/10/2022

to

10/10/2023

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	27 English St SEVILLE 3139	\$740,000	09/06/2023
2	60 English St SEVILLE 3139	\$717,500	06/05/2023
3	42 English St SEVILLE 3139	\$710,000	04/08/2023

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:

11/10/2023 16:50



 3  1  0

Rooms: 5
Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 11/10/2022 - 10/10/2023: \$855,000

Comparable Properties



27 English St SEVILLE 3139 (REI/VG)

Agent Comments

 3  2  2

Price: \$740,000
Method: Private Sale
Date: 09/06/2023
Property Type: House
Land Size: 905 sqm approx



60 English St SEVILLE 3139 (VG)

Agent Comments

 1  -  -

Price: \$717,500
Method: Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 1000 sqm approx



42 English St SEVILLE 3139 (REI/VG)

Agent Comments

 3  1  2

Price: \$710,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 890 sqm approx