

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

26 Eastview Avenue, Seville East Vic 3139

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$599,535

Property Type

House

Suburb

Seville East

Period - From

03/05/2019

to

02/05/2020

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	7 Barrowby Av WOORI YALLOCK 3139	\$775,000	30/03/2020
2	886 Warburton Hwy SEVILLE EAST 3139	\$630,000	30/12/2019
3	15 Bethune Rd GRUYERE 3770	\$600,000	25/11/2019

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:

03/05/2020 13:34



Property Type: House
Land Size: 776.766 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
03/05/2019 - 02/05/2020: \$599,535

Comparable Properties



7 Barrowby Av WOORI YALLOCK 3139 (REI) **Agent Comments**



Price: \$775,000
Method: Private Sale
Date: 30/03/2020
Property Type: House (Res)



886 Warburton Hwy SEVILLE EAST 3139 (REI/VG) **Agent Comments**



Price: \$630,000
Method: Private Sale
Date: 30/12/2019
Rooms: 5
Property Type: House
Land Size: 1360 sqm approx



15 Bethune Rd GRUYERE 3770 (REI/VG) **Agent Comments**



Price: \$600,000
Method: Private Sale
Date: 25/11/2019
Rooms: 9
Property Type: House
Land Size: 4046 sqm approx