

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

3/56 English Street, Seville Vic 3139

Indicative selling price

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

Range between \$695,000

&

\$715,000

Median sale price

Median price \$1,008,750

Property Type House

Suburb Seville

Period - From 01/10/2023

to 31/12/2023

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	474 Victoria Rd SEVILLE 3139	\$745,000	19/10/2023
2	9 Old Warburton Rd SEVILLE 3139	\$724,000	25/10/2023
3	484 Victoria Rd SEVILLE 3139	\$705,000	14/11/2023

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:

20/03/2024 15:35



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$715,000
Median House Price
December quarter 2023: \$1,008,750

Comparable Properties



474 Victoria Rd SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 867 sqm approx



9 Old Warburton Rd SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$724,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 838 sqm approx



484 Victoria Rd SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 14/11/2023
Property Type: House (Res)
Land Size: 871 sqm approx

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