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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|---------|
| Range betweer | \$695,000 | | & | | \$715,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,008,750 | Pro | operty Type | Hou | se | | Suburb | Seville |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | 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.

| Ade | dress 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)

9 Old Warburton Rd SEVILLE 3139 (REI/VG)

2

6 3



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



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

2

484 Victoria Rd SEVILLE 3139 (REI/VG)



Agent Comments

Agent Comments



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

Account - Barry Plant | P: 03 9735 3300



propertydata

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