

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 4/7 Read Road, Seville Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$549,950

Median sale price

Median price \$638,000

Property type House

Suburb Seville

Period - From 01/01/2020

to

31/03/2020

Source REIV

Comparable property sales

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
9 Old Warburton Road, Seville Vic 3139	\$586,500	15/06/2020
3/7 Read Road, Seville Vic 3139	\$585,000	24/02/2020
42 Old Warburton Road, Seville Vic 3139	\$530,000	27/02/2020

This Statement of Information was prepared on: 18-06-2020