

Statement of Information
**Single residential property located in
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

12 Penola Drive, Seville

Indicative selling price

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

Single price \$ or range between \$590,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$555,000 *House ☒ *Unit ☐ Suburb Seville

Period - From 1 May 2017 to 31 August 2017 Source RP Data

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 Penola Drive, Seville	\$572,000	20/06/2017
11 Nickman Place, Seville	\$570,000	19/05/2017
19A Ashley Court, Seville	\$587,500	04/07/2017