

## 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

34 English Street, Seville Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$630,000

### Median sale price

Median price \$627,500

House

X

Unit

Suburb Seville

Period - From 01/07/2018

to

30/06/2019

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	4/56 English St SEVILLE 3139	\$670,000	04/07/2019
2	32 Russell Rd SEVILLE 3139	\$610,000	18/03/2019
3	46a Seymour St SEVILLE 3139	\$605,000	29/03/2019

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.

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**Indicative Selling Price**

\$580,000 - \$630,000

**Median House Price**

Year ending June 2019: \$627,500



3 1 3

**Rooms:**

**Property Type:** House

**Land Size:** 1488 sqm approx

Agent Comments

## Comparable Properties



**4/56 English St SEVILLE 3139 (REI)**

Agent Comments

3 2 2

**Price:** \$670,000

**Method:** Private Sale

**Date:** 04/07/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 987 sqm approx



**32 Russell Rd SEVILLE 3139 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$610,000

**Method:** Private Sale

**Date:** 18/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 978 sqm approx



**46a Seymour St SEVILLE 3139 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$605,000

**Method:** Private Sale

**Date:** 29/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 384 sqm approx