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

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 465 Douthie Road, Seville East Vic 3139

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |             |     |     |      |        |              |  |  |
|--------------------------------------------------------------------|---------------|-----|-------------|-----|-----|------|--------|--------------|--|--|
| Single pric                                                        | e \$1,995,000 |     |             |     |     |      |        |              |  |  |
| Median sale p                                                      | rice          |     |             |     |     |      |        |              |  |  |
| Median price                                                       | \$731,000     | Pro | operty Type | Ηοι | lse |      | Suburb | Seville East |  |  |
| Period - From                                                      | 29/05/2023    | to  | 28/05/2024  |     | 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 sixmonths 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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:

29/05/2024 10:47









**Property Type:** Agent Comments 03 59671 277 0419 539 320 david@bellrealestate.com.au

**David Carroll** 

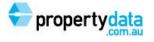
Indicative Selling Price \$1,995,000 Median House Price 29/05/2023 - 28/05/2024: \$731,000

# **Comparable Properties**

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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





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