

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

520 Beenak Road, Seville Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,150,000

&

\$2,350,000

Median sale price

Median price \$875,000

Property Type House

Suburb Seville

Period - From 01/07/2023

to

30/06/2024

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	515 Beenak Rd SEVILLE 3139	\$1,703,000	15/04/2024
2			
3			

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:

26/09/2024 09:35

520 Beenak Road, Seville Vic 3139



Carl Payne
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Indicative Selling Price

\$2,150,000 - \$2,350,000

Median House Price

Year ending June 2024: \$875,000



4 3 6

Property Type: House
Land Size: 42891 sqm approx
Agent Comments

Comparable Properties



515 Beenak Rd SEVILLE 3139 (REI/VG)

Agent Comments

4 2 7

Price: \$1,703,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 8126 sqm approx

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 - Barry Plant | P: 03 9735 3300



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