

# 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 50 Railway Road, 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 \$780,000 & \$850,000

### Median sale price

Median price \$820,000 Property type House Suburb Seville

Period - From 01/04/2022 to 30/06/2022 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
1 Amanda Court, Seville Vic 3139	\$830,000	20/06/2022
5 Valley Road, Seville Vic 3139	\$827,000	11/05/2022
11 Railway Road, Seville Vic 3139	\$815,000	17/03/2022

This Statement of Information was prepared on: 17/08/2022