

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

32 Joyce Road, Seville East Vic 3139

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$706,000 Property Type House Suburb Seville East

Period - From 01/01/2024 to 31/12/2024 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	14 High St SEVILLE EAST 3139	\$622,000	05/12/2024
2	5 Peters Rd SEVILLE EAST 3139	\$705,000	28/11/2024
3	11-13 Wilma Av SEVILLE EAST 3139	\$620,000	23/10/2024

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:

12/03/2025 13:06



Property Type: House (Res)
Land Size: 1394 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median House Price
 Year ending December 2024: \$706,000

Comparable Properties



14 High St SEVILLE EAST 3139 (REI/VG)

Agent Comments



Price: \$622,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 1193 sqm approx



5 Peters Rd SEVILLE EAST 3139 (VG)

Agent Comments



Price: \$705,000
Method: Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 1533 sqm approx



11-13 Wilma Av SEVILLE EAST 3139 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 1399 sqm approx

Account - Barry Plant | P: 03 9735 3300