

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 Bell Street, Seville

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$639,950

or range between \$

&

\$

Median sale price

Median price

\$630,000

Property type

House

Suburb

Seville

Period - From

01/10/2019

to

30/09/2019

Source

REIU

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 Street, Seville	\$670,000	04/07/2019
2) 30a Old Warburton Road, Seville	\$645,000	28/08/2019
3) 9 Bellair Close, Seville	\$630,000	28/08/2019

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.~~

This Statement of Information was prepared on: December 2, 2019