

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

13/21 Howard Street, Seville Vic 3139

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

Seville

Period - From

01/01/2023

to

31/12/2023

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	44 Old Warburton Rd SEVILLE 3139	\$745,250	13/03/2024
2	474 Victoria Rd SEVILLE 3139	\$745,000	19/10/2023
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:

10/04/2024 12:16

13/21 Howard Street, Seville Vic 3139



Leah Bannerman
9735 3300

0448 924 266

lbannerman@barryplant.com.au

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

Year ending December 2023: \$835,000



3 2 2

Property Type: House

Land Size: 806 sqm approx

Agent Comments

Comparable Properties



44 Old Warburton Rd SEVILLE 3139 (REI)

Agent Comments

3 1 -

Price: \$745,250

Method: Private Sale

Date: 13/03/2024

Property Type: House

Land Size: 894 sqm approx



474 Victoria Rd SEVILLE 3139 (REI/VG)

Agent Comments

3 1 -

Price: \$745,000

Method: Private Sale

Date: 19/10/2023

Property Type: House

Land Size: 867 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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