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

8 Joyce Road, Seville East Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$590,000		&		\$640,000					
Median sale price										
Median price	\$735,000	Pro	operty Type	Hou	ISE		Suburb	Seville East		
Period - From	15/07/2021	to	14/07/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Peters Rd SEVILLE EAST 3139	\$700,000	08/04/2022
2	30 Glenvalley Cr SEVILLE EAST 3139	\$610,000	21/05/2022
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:

15/07/2022 10:50









Property Type: House Agent Comments

David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$590,000 - \$640,000 Median House Price 15/07/2021 - 14/07/2022: \$735,000

Comparable Properties

7 Peters Rd SEVILLE EAST 3139 (VG)

Agent Comments

Agent Comments



Price: \$700,000 Method: Sale Date: 08/04/2022 Property Type: House (Res) Land Size: 1533 sqm approx

30 Glenvalley Cr SEVILLE EAST 3139 (REI)



Price: \$610,000 Method: Auction Sale Date: 21/05/2022 Property Type: House (Res)

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 - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

propertydata



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