

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$735,000

Property Type House

Suburb Seville East

Period - From 15/07/2021

to

14/07/2022

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	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

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



2 2 0

**Property Type:** House

Agent Comments

## Comparable Properties

**7 Peters Rd SEVILLE EAST 3139 (VG)**

Agent Comments

3 - -

**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)**

Agent Comments

3 1 2

**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