

Date: 23/07/2019

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

1/56 English Street, Seville 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 \$540,000 & \$580,000

### Median sale price

Median price \$688,000 House ☒ Unit ☐ Suburb or locality Seville

Period - From 01/01/2019 to 31/03/2019 Source REIV

### Comparable property sales

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
32 Station Road, Seville Vic 3139	\$569,500	12/04/2019
25 Belair Close, Seville Vic 3139	\$537,500	26/04/2019
1/8 Bell Street, Seville Vic 3139	\$622,000	13/02/2019