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

3 School Road, Seville Vic 3139

Indicative selling price

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

Range between | $780,000 | & | $820,000

Median sale price

Median price | $795,000 | Property Type | House | Suburb | Seville

Period - From | 01/10/2020 | to | 30/09/2021 | 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	8 Haag Rd SEVILLE 3139	$820,000	13/11/2021
2	16 Haag Rd SEVILLE 3139	$820,000	14/07/2021
3	30 Old Warburton Rd SEVILLE 3139	$810,575	25/11/2021

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: | 08/12/2021 16:18

BarryPlant

🛏 **4**   🛁 **2**   🚗 **2**

Rooms: 6
Property Type: House
Land Size: 1592 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $820,000
Median House Price
Year ending September 2021: $795,000

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Comparable Properties

8 Haag Rd SEVILLE 3139 (REI)

🛏 **4**   🛁 **2**   🚗 **2**

Price: $820,000
Method: Private Sale
Date: 13/11/2021
Property Type: House

Agent Comments

16 Haag Rd SEVILLE 3139 (REI/VG)

🛏 **4**   🛁 **2**   🚗 **2**

Price: $820,000
Method: Private Sale
Date: 14/07/2021
Property Type: House
Land Size: 869 sqm approx

Agent Comments

30 Old Warburton Rd SEVILLE 3139 (REI)

🛏 **4**   🛁 **2**   🚗 **2**

Price: $810,575
Method: Private Sale
Date: 25/11/2021
Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

REIV THE DIFFERENCE

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