#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	4/55 Drummond Road, Seville Vic 3139
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$700,000	&	\$750,000
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#### Median sale price

Median price	\$830,000	Pro	perty Type	House		Suburb	Seville
Period - From	01/04/2021	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	13 Old Warburton Rd SEVILLE 3139	\$745,000	15/03/2022
2	14 Railway Rd SEVILLE 3139	\$710,000	23/02/2022
3			

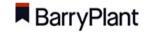
#### OR

**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:	30/06/2022 09:36



Date of sale







Property Type: House Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median House Price Year ending March 2022: \$830,000

## Comparable Properties



13 Old Warburton Rd SEVILLE 3139 (VG)

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Price: \$745,000 Method: Sale Date: 15/03/2022

Property Type: House (Res) Land Size: 493 sqm approx **Agent Comments** 

14 Railway Rd SEVILLE 3139 (VG)

**-**2

**-**



**Agent Comments** 

Price: \$710,000 Method: Sale Date: 23/02/2022

Property Type: House (Res) Land Size: 888 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.

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