

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

4/55 Drummond Road, Seville Vic 3139

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$830,000

Property 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 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	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



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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)

Agent Comments

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Price: \$745,000
Method: Sale
Date: 15/03/2022
Property Type: House (Res)
Land Size: 493 sqm approx

14 Railway Rd SEVILLE 3139 (VG)

Agent Comments

 2  -  -

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.

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