

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

1 Penola Drive, Seville Vic 3139

Indicative selling price

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

Range Between

\$690,000

&

\$740,000

Median sale price

Median price

\$821,000

Property type

House

Suburb

Seville

Period - From

01/01/2022

to

31/12/2022

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
1) 588 Warburton Hwy, SEVILLE 3139	\$750,000	29/12/2022
2) 20 Belair CI SEVILLE 3139	\$700,000	14/12/2022
3) 8 Amanda Ct SEVILLE 3139	\$660,000	09/09/2022

This Statement of Information was prepared on: 08/03/2023