

# 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

1/39 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 \$660,000

&

\$720,000

### Median sale price

Median price \$637,500

Property Type House

Suburb Seville

Period - From 01/04/2019

to

31/03/2020

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	6 Guest House CI SEVILLE 3139	\$760,000	24/03/2020
2	6 Ashley Ct SEVILLE 3139	\$700,000	26/02/2020
3	586 Warburton Hwy SEVILLE 3139	\$637,500	28/02/2020

**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:

02/07/2020 09:21

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**Indicative Selling Price**

\$660,000 - \$720,000

**Median House Price**

Year ending March 2020: \$637,500



**Property Type:**

Agent Comments

## Comparable Properties



**6 Guest House CI SEVILLE 3139 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$760,000

**Method:** Private Sale

**Date:** 24/03/2020

**Property Type:** House

**Land Size:** 822 sqm approx



**6 Ashley Ct SEVILLE 3139 (VG)**

Agent Comments

1 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 26/02/2020

**Property Type:** House (Res)

**Land Size:** 865 sqm approx



**586 Warburton Hwy SEVILLE 3139 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$637,500

**Method:** Private Sale

**Date:** 28/02/2020

**Property Type:** House

**Land Size:** 637 sqm approx