

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

586 Warburton Highway, Seville Vic 3139

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$630,000 Property Type House Suburb Seville

Period - From 01/01/2019 to 31/12/2019 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	27 Seymour St SEVILLE 3139	\$693,000	21/09/2019
2	34 English St SEVILLE 3139	\$596,500	26/08/2019
3	1/56 English St SEVILLE 3139	\$590,044	23/08/2019

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:

17/02/2020 10:21

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Indicative Selling Price

\$590,000 - \$640,000

Median House Price

Year ending December 2019: \$630,000



Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

Comparable Properties

27 Seymour St SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$693,000

Method: Private Sale

Date: 21/09/2019

Rooms: 7

Property Type: House

Land Size: 810 sqm approx



34 English St SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$596,500

Method: Private Sale

Date: 26/08/2019

Rooms: 5

Property Type: House

Land Size: 1488 sqm approx



1/56 English St SEVILLE 3139 (REI)

Agent Comments



Price: \$590,044

Method: Private Sale

Date: 23/08/2019

Property Type: House

Land Size: 1073 sqm approx