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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$630,000	Pro	operty Type	Hou	ISE		Suburb	Seville
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Add	dress 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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Property Type: House (Res) **Land Size:** 636 sqm approx Agent Comments David Carroll 03 5964 2277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$590,000 - \$640,000 Median House Price Year ending December 2019: \$630,000

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	
1 (1) 4	
Price: \$596,500	
Method: Private Sale	
Date: 26/08/2019	
Rooms: 5	
Rooms: 5 Property Type: House	
Rooms: 5	



Price: \$590,044 Method: Private Sale Date: 23/08/2019 Property Type: House Land Size: 1073 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.