

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

32 Eastview Avenue, Seville East Vic 3139

Indicative selling price

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

Range between

\$695,000

&

\$760,000

Median sale price

Median price

\$717,500

Property Type

House

Suburb

Seville East

Period - From

13/06/2022

to

12/06/2023

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	14 Wilma Av SEVILLE EAST 3139	\$735,000	27/04/2023
2	26 High St SEVILLE EAST 3139	\$700,000	02/02/2023
3	30 High St SEVILLE EAST 3139	\$700,000	13/12/2022

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:

13/06/2023 08:56

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Indicative Selling Price

\$695,000 - \$760,000

Median House Price

13/06/2022 - 12/06/2023: \$717,500



3 1 3

Property Type: House

Land Size: 891 sqm approx

Agent Comments

Comparable Properties



14 Wilma Av SEVILLE EAST 3139 (REI/VG)

Agent Comments

4 2 3

Price: \$735,000

Method: Private Sale

Date: 27/04/2023

Property Type: House

Land Size: 1141 sqm approx



26 High St SEVILLE EAST 3139 (REI/VG)

Agent Comments

3 1 -

Price: \$700,000

Method: Private Sale

Date: 02/02/2023

Property Type: House

Land Size: 1295 sqm approx

30 High St SEVILLE EAST 3139 (VG)

Agent Comments

3 - -

Price: \$700,000

Method: Sale

Date: 13/12/2022

Property Type: House (Res)

Land Size: 1320 sqm approx

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