

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 Amanda Court, Seville Vic 3139

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$810,000 Property Type House Suburb Seville

Period - From 16/06/2021 to 15/06/2022 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	21 Valley Rd SEVILLE 3139	\$780,000	03/03/2022
2	2 Amanda Ct SEVILLE 3139	\$770,000	17/12/2021
3	13 Old Warburton Rd SEVILLE 3139	\$745,000	15/03/2022

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:

16/06/2022 11:02



Property Type: House

Land Size: 868 sqm approx

Agent Comments

Comparable Properties



21 Valley Rd SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 03/03/2022

Property Type: House

Land Size: 1489 sqm approx



2 Amanda Ct SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 17/12/2021

Property Type: House

Land Size: 858 sqm approx



13 Old Warburton Rd SEVILLE 3139 (VG)

Agent Comments



Price: \$745,000

Method: Sale

Date: 15/03/2022

Property Type: House (Res)

Land Size: 493 sqm approx