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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$810,000	Pro	operty Type	Hou	ISE		Suburb	Seville
Period - From	16/06/2021	to	15/06/2022		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.

Ad	dress 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:

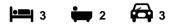
16/06/2022 11:02



1 Amanda Court, Seville Vic 3139







Property Type: House Land Size: 868 sqm approx Agent Comments Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$750,000 - \$800,000 Median House Price 16/06/2021 - 15/06/2022: \$810,000

Comparable Properties



21 Valley Rd SEVILLE 3139 (REI/VG)

2 Amanda Ct SEVILLE 3139 (REI/VG)

6 4



Price: \$780,000 Method: Private Sale Date: 03/03/2022 Property Type: House Land Size: 1489 sqm approx Agent Comments

Agent Comments



Price: \$770,000 Method: Private Sale Date: 17/12/2021 Property Type: House Land Size: 858 sqm approx

- 3

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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



property data

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