

## 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

2 SEVILLE AVENUE EYNESBURY VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Eynesbury

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

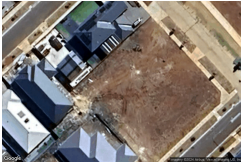
Date of sale

3 KOTUPNA WAY EYNESBURY VIC 3338	\$630,000	09-Oct-23
4 YALCA WAY EYNESBURY VIC 3338	\$630,000	09-Oct-23
20 ROCHESTER CRESCENT EYNESBURY VIC 3338	\$587,000	10-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 22 April 2024



**3 KOTUPNA WAY EYNESBURY VIC 3338** Sold Price **\$630,000** Sold Date **09-Oct-23**

1 1 -

Distance **0.42km**



**4 YALCA WAY EYNESBURY VIC 3338** Sold Price Sold Date **09-Oct-23**

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Distance **0.57km**



**20 ROCHESTER CRESCENT EYNESBURY VIC 3338** Sold Price **\$587,000** Sold Date **10-Oct-23**

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Distance **0.52km**

RS = Recent sale      UN = Undisclosed Sale

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