

# 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 43 Old Warburton Highway, Seville East Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$770,000

### Median sale price

Median price \$755,000 Property type *House* Suburb Seville East

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
59 Old Warburton Highway, Seville East Vic 3139	\$795,000	30/11/2023
31 Joyce Road, Seville East Vic 3139	\$720,000	13/03/2024
12 Barrowby Avenue, Woori Yallock Vic 3139	\$720,000	14/11/2024

This Statement of Information was prepared on: 03/04/2024