

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

49 Railway Road, 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 \$930,000 Property Type House Suburb Seville

Period - From 01/01/2024 to 31/03/2024 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	46a Seymour St SEVILLE 3139	\$805,000	14/03/2024
2	44 Old Warburton Rd SEVILLE 3139	\$745,250	13/03/2024
3	13/21 Howard St SEVILLE 3139	\$725,000	21/04/2024

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 906 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
March quarter 2024: \$930,000

Comparable Properties



46a Seymour St SEVILLE 3139 (VG)

Agent Comments



Price: \$805,000
Method: Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 384 sqm approx



44 Old Warburton Rd SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$745,250
Method: Private Sale
Date: 13/03/2024
Property Type: House
Land Size: 894 sqm approx



13/21 Howard St SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 21/04/2024
Property Type: House (Res)
Land Size: 806 sqm approx

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