

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

520 Beenak Road, Seville Vic 3139

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

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	50 Davross Ct SEVILLE 3139	\$2,130,000	13/11/2023
2			
3			

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.

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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

March quarter 2024: \$930,000



4 2 6

Property Type: Hobby Farm < 20 ha

Land Size: 42720 sqm approx

Agent Comments

Comparable Properties



50 Davross Ct SEVILLE 3139 (REI/VG)

Agent Comments

4 2 6

Price: \$2,130,000

Method: Private Sale

Date: 13/11/2023

Property Type: House

Land Size: 70820.05 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300



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