

## 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

58 RAILWAY ROAD SEVILLE VIC 3139

### 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

\$795,000

&

\$855,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$871,500

Property type

House

Suburb

Seville

Period-from

01 May 2023

to

30 Apr 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

Address of comparable property	Price	Date of sale
46A SEYMOUR STREET SEVILLE VIC 3139	\$805,000	14-Mar-24

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: 28 May 2024

Allan Dowdell  
P 03 8761 0688  
M 0412 688 560  
E allan@bellrealestate.com.au



**46A SEYMOUR STREET SEVILLE  
VIC 3139**

Sold Price **\$805,000** Sold Date **14-Mar-24**

4 2 2

Distance **0.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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