

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

16 Penola Drive, Seville Vic 3139

Indicative selling price

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

Single price

\$865,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Seville

Period - From

06/12/2022

to

05/12/2023

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	1/11 Britton Rd SEVILLE 3139	\$860,000	09/11/2023
2	441 Victoria Rd GRUYERE 3770	\$810,000	24/08/2023
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.~~

This Statement of Information was prepared on:

06/12/2023 18:20



3 2 0

Property Type: House
Land Size: 983 sqm approx
Agent Comments

Indicative Selling Price

\$865,000

Median House Price

06/12/2022 - 05/12/2023: \$860,000

Comparable Properties



1/11 Britton Rd SEVILLE 3139 (REI)

Agent Comments

4 2 2

Price: \$860,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 526 sqm approx

441 Victoria Rd GRUYERE 3770 (REI)

Agent Comments

4 2 4

Price: \$810,000
Method: Private Sale
Date: 24/08/2023
Property Type: House (Res)

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.