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

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For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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)

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

441 Victoria Rd GRUYERE 3770 (REI)

Agent Comments



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.

Account - Barry Plant | P: 03 9735 3300

propertydata



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