

## 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 19A Ashley Court, Seville Vic 3139

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

#### Median sale price

Median price \$570,000 House X Suburb Seville

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

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
19 Howard St SEVILLE 3139	\$565,000	14/01/2017
2/20 Old Warburton Rd SEVILLE 3139	\$555,000	08/02/2017
19 Monbulk seville Rd SEVILLE 3139	\$520,000	24/03/2017