

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

26 Old Warburton Highway, Seville East Vic 3139

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$495,250- House X Suburb Seville East

Period - From 1-4-2016 to 31-3-2017 Source REIV CoreLogic

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
7 Wilma Av SEVILLE EAST 3139	\$485,000	24/04/2017
4 Glenvalley Cr SEVILLE EAST 3139	\$475,100	25/03/2017
58 High St SEVILLE EAST 3139	\$470,000	01/05/2017