

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offer | ed for | sale |
|----------------|--------|------|
|----------------|--------|------|

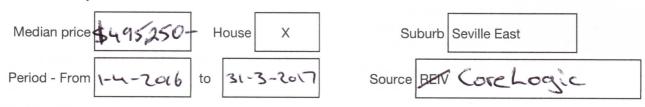
| Address | 26 Old Warburton Highway, Seville East Vic 3139 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| . , | | | |
|---------------|-----------|---|-----------|
| Range between | \$450,000 | & | \$495,000 |

Median sale price



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 |





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