

RT Edgar

STATEMENT OF INFORMATION

11 August 2017

Property offered for sale

(Address, including suburb or locality and postcode – delete this sentence)

315 Douthie Road, Seville East 3139 VIC

Indicative selling price

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

Range between \$1,400,000.00 & \$1,500,000.00

Median sale price

Median price	\$490,125.00	House	X	Unit	Suburb or locality	Seville East 3139
Period - From	1 Jul 2016	to	24 Jul 2017	Source	Realestate.com	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 95 Davross Court SEVILLE 3139 VIC	\$ 1,400,000	05/11/2016
2 295 Douthie Road SEVILLE 3139 VIC	\$ 1,280,000	16/03/2017
3 60 Ducks La SEVILLE 3139 VIC	\$ 1,360,000	10/11/2016

