Janelle Puppa
REAL ESTATE

STATEMENT OF INFORMATION

51 ANZAC AVENUE, SEYMOUR, VIC 3660

PREPARED BY JANELLE PUPPA REAL ESTATE, 1/ 5A WALLIS STREET SEYMOUR

Janelle Puppa
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

51 ANZAC AVENUE, SEYMOUR, VIC 3660

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Indicative Selling Price

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

Single Price: **$420,000 to $42**

MEDIAN SALE PRICE

SEYMOUR, VIC, 3660

Suburb Median Sale Price (House)

$465,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

30 RIDD DR, SEYMOUR, VIC 3660

4 | 2 | 2

Sale Price

***$570,000**

Sale Date: 10/10/2023

Distance from Property: 1.8km

A

15 REDBANK RD, SEYMOUR, VIC 3660

3 | 2 | 3

Sale Price

****$475,000**

Sale Date: 08/09/2023

Distance from Property: 1.2km

B

18 PRIESTLEY CRES, SEYMOUR, VIC 3660

3 | 2 | 2

Sale Price

$480,000

Sale Date: 22/06/2023

Distance from Property: 718m

C

This report has been compiled on 19/10/2023 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 51 ANZAC AVENUE, SEYMOUR, VIC 3660

Indicative selling price

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

Single Price: $420,000 to $42

Median sale price

Median price: $465,000 | Property type: House | Suburb: SEYMOUR

Period: 01 October 2022 to 30 September 2023 | Source: pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
30 RIDD DR, SEYMOUR, VIC 3660	*$570,000	10/10/2023
15 REDBANK RD, SEYMOUR, VIC 3660	**$475,000	08/09/2023
18 PRIESTLEY CRES, SEYMOUR, VIC 3660	$480,000	22/06/2023

This Statement of Information was prepared on: 19/10/2023