STATEMENT OF INFORMATION

165 HIGH STREET, SEYMOUR, VIC 3660

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

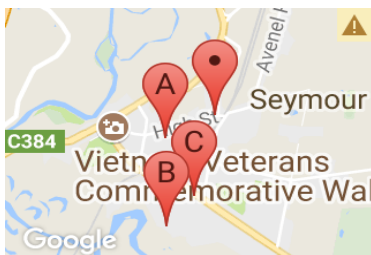### 165 HIGH STREET, SEYMOUR, VIC 3660

🛏 3   🛁 2   🚗 3

Indicative Selling Price

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

Single Price: **$399,000 to $399,000**

MEDIAN SALE PRICE

SEYMOUR, VIC, 3660

Suburb Median Sale Price (House)

$290,000

01 April 2017 to 31 March 2018

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.

3 COLLAS ST, SEYMOUR, VIC 3660

🛏 3   🛁 2   🚗 2

Sale Price

***$390,000**

Sale Date: 08/03/2018

Distance from Property: 733m   Ⓐ

14 DELHI ST, SEYMOUR, VIC 3660

🛏 3   🛁 2   🚗 2

Sale Price

$395,000

Sale Date: 09/02/2018

Distance from Property: 1.7km   Ⓑ

68 ANZAC AVE, SEYMOUR, VIC 3660

🛏 3   🛁 2   🚗 2

Sale Price

***$338,000**

Sale Date: 09/02/2018

Distance from Property: 1.2km   Ⓒ

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	165 HIGH STREET, SEYMOUR, VIC 3660

Indicative selling price

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

Single Price:	$399,000 to $399,000

Median sale price

Median price	$290,000	House	X	Unit		Suburb	SEYMOUR
Period	01 April 2017 to 31 March 2018			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
3 COLLAS ST, SEYMOUR, VIC 3660	*$390,000	08/03/2018
14 DELHI ST, SEYMOUR, VIC 3660	$395,000	09/02/2018
68 ANZAC AVE, SEYMOUR, VIC 3660	*$338,000	09/02/2018