



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 RAILWAY STREET, SEYMOUR, VIC 3660



3



1



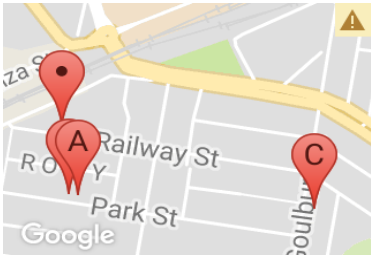
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Indicative Selling Price

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

Price Range: **\$490,000 to \$490,000**

MEDIAN SALE PRICE



SEYMOUR, VIC, 3660

Suburb Median Sale Price (House)

\$288,000

01 January 2017 to 31 December 2017

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.



19 PARK ST, SEYMOUR, VIC 3660



4



2



2

Sale Price

\$466,000

Sale Date: 24/02/2017

Distance from Property: 128m



17 PARK ST, SEYMOUR, VIC 3660



4



2



2

Sale Price

\$415,000

Sale Date: 28/09/2016

Distance from Property: 123m



27 GOULBURN ST, SEYMOUR, VIC 3660



4



1



2

Sale Price

\$420,000

Sale Date: 14/09/2016

Distance from Property: 442m



This report has been compiled on 08/02/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

7 RAILWAY STREET, SEYMOUR, VIC 3660

Indicative selling price

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

Price Range:

\$490,000 to \$490,000

Median sale price

Median price

\$288,000

House

X

Unit


Suburb

SEYMOUR

Period

01 January 2017 to 31 December 2017

Source



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
19 PARK ST, SEYMOUR, VIC 3660	\$466,000	24/02/2017
17 PARK ST, SEYMOUR, VIC 3660	\$415,000	28/09/2016
27 GOULBURN ST, SEYMOUR, VIC 3660	\$420,000	14/09/2016