



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**62 DELATITE ROAD, SEYMOUR, VIC 3660**

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$310,000 to \$330,000**

## MEDIAN SALE PRICE



**SEYMOUR, VIC, 3660**

Suburb Median Sale Price (House)

**\$289,000**

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.



**35 BUTLER ST, SEYMOUR, VIC 3660**

3 1 3

Sale Price

**\*\*\$275,000**

Sale Date: 07/02/2018

Distance from Property: 2.1km



**3 GRAHAM ST, SEYMOUR, VIC 3660**

3 1 4

Sale Price

**\*\*\$275,000**

Sale Date: 31/01/2018

Distance from Property: 477m



**3 GRATTAN ST, SEYMOUR, VIC 3660**

3 1 2

Sale Price

**\$282,500**

Sale Date: 20/04/2017

Distance from Property: 1.2km



This report has been compiled on 04/04/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

62 DELATITE ROAD, SEYMOUR, VIC 3660

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$310,000 to \$330,000

Median sale price

Median price

\$289,000

House

X

Unit


Suburb

SEYMOUR

Period

01 April 2017 to 31 March 2018

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
35 BUTLER ST, SEYMOUR, VIC 3660	**\$275,000	07/02/2018
3 GRAHAM ST, SEYMOUR, VIC 3660	**\$275,000	31/01/2018
3 GRATTAN ST, SEYMOUR, VIC 3660	\$282,500	20/04/2017