#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 62 DELATITE ROAD, SEYMOUR, VIC 3660 🕮 3 🕒 1







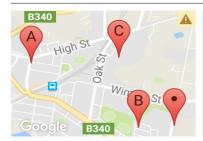
**Indicative Selling Price** 

For the meaning of this price see 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







Sale Price

\*\*\$275,000

Sale Date: 07/02/2018

Distance from Property: 2.1km





#### 3 GRAHAM ST, SEYMOUR, VIC 3660







**Sale Price** 

\*\*\$275,000

Sale Date: 31/01/2018

Distance from Property: 477m





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







**Sale Price** 

\$282,500

Sale Date: 20/04/2017

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	62 DELATITE ROAD, SEYMOUR, VIC 3660
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#### Indicative selling price

For the meaning of this price see 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		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
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