



Janelle Puppa
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 HOWE STREET, SEYMOUR, VIC 3660

3 1 1

Indicative Selling Price

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

Price Range: **\$235,000 to \$235,000**

MEDIAN SALE PRICE



SEYMOUR, VIC, 3660

Suburb Median Sale Price (House)

\$289,000

01 April 2017 to 31 March 2018

Provided by:

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.



140 ANZAC AVE, SEYMOUR, VIC 3660

3 1 1

Sale Price

***\$265,000**

Sale Date: 02/04/2018

Distance from Property: 371m



184 ANZAC AVE, SEYMOUR, VIC 3660

3 1 1

Sale Price

\$252,000

Sale Date: 09/02/2018

Distance from Property: 594m



45 MARTINDALE CRES, SEYMOUR, VIC

3 1 1

Sale Price

\$245,000

Sale Date: 31/08/2017

Distance from Property: 263m



This report has been compiled on 16/05/2018 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

32 HOWE STREET, SEYMOUR, VIC 3660

Indicative selling price

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

Price Range:

\$235,000 to \$235,000

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
140 ANZAC AVE, SEYMOUR, VIC 3660	*\$265,000	02/04/2018
184 ANZAC AVE, SEYMOUR, VIC 3660	\$252,000	09/02/2018
45 MARTINDALE CRES, SEYMOUR, VIC 3660	\$245,000	31/08/2017