



Janelle Puppa
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 HEAD COURT, SEYMOUR, VIC 3660

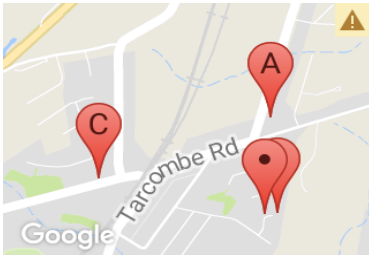
4 2 2

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)

\$289,500

01 January 2017 to 31 December 2017

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.



4 AVENEL RD, SEYMOUR, VIC 3660

4 2 2

Sale Price

\$450,000

Sale Date: 24/04/2017

Distance from Property: 350m



5 HEAD CRT, SEYMOUR, VIC 3660

4 2 2

Sale Price

\$507,000

Sale Date: 27/03/2017

Distance from Property: 43m



161 HIGH ST, SEYMOUR, VIC 3660

4 2 2

Sale Price

\$450,000

Sale Date: 11/01/2017

Distance from Property: 563m



This report has been compiled on 13/02/2018 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

3 HEAD COURT, 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

\$289,500

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
4 AVENEL RD, SEYMOUR, VIC 3660	\$450,000	24/04/2017
5 HEAD CRT, SEYMOUR, VIC 3660	\$507,000	27/03/2017
161 HIGH ST, SEYMOUR, VIC 3660	\$450,000	11/01/2017