#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 5 ALBERT STREET, SEYMOUR, VIC 3660 \(\beta\) 3







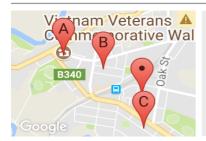
**Indicative Selling Price** 

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

Price Range:

\$290,000 to \$290,000

#### **MEDIAN SALE PRICE**



# SEYMOUR, VIC, 3660

**Suburb Median Sale Price (House)** 

\$290,000

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.



### 6 HIGH ST, SEYMOUR, VIC 3660







Sale Price

\$290,000

Sale Date: 11/09/2017

Distance from Property: 1.2km





# 23 BUTLER ST, SEYMOUR, VIC 3660







Sale Price

\$285,000

Sale Date: 06/05/2017

Distance from Property: 637m





39 LOCO ST, SEYMOUR, VIC 3660







**Sale Price** 

\$220.000

Sale Date: 01/05/2017

Distance from Property: 482m



## 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	5 ALBERT STREET, SEYMOUR, VIC 3660
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## Indicative selling price

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

Price Range: \$290,000 to \$290,000

### Median sale price

Median price	\$290,000	House X	Unit	Suburb	SEYMOUR	
Period	01 January 2017 to 31 December 2017		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
6 HIGH ST, SEYMOUR, VIC 3660	\$290,000	11/09/2017
23 BUTLER ST, SEYMOUR, VIC 3660	\$285,000	06/05/2017
39 LOCO ST, SEYMOUR, VIC 3660	\$220,000	01/05/2017