

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Webb Avenue Seymour VIC 3660

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$158,500

Property type

Land

Suburb

Seymour

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

5 Webb Avenue Seymour VIC 3660	\$325,000	27-Jun-19
35 Webb Avenue Seymour VIC 3660	\$435,000	08-Jul-19
9 Osullivan Road Seymour VIC 3660	\$410,000	30-Aug-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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5 Webb Avenue Seymour VIC 3660 Sold Price **\$325,000** Sold Date **27-Jun-19**

 3  1  2

Distance **0.06km**



35 Webb Avenue Seymour VIC 3660 Sold Price **\$435,000** Sold Date **08-Jul-19**

 4  2  4

Distance **0.23km**



9 Osullivan Road Seymour VIC 3660 Sold Price **\$410,000** Sold Date **30-Aug-19**

 3  2  1

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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