

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

46 Monash Drive 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

\$385,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

House

Suburb

Seymour

Period-from

01 Sep 2018

to

31 Aug 2019

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

9 Priestley Crescent Seymour VIC 3660	\$375,000	22-Dec-18
2 Oak Street Seymour VIC 3660	\$375,000	22-Nov-18
7 Victoria Street Seymour VIC 3660	\$385,000	11-Oct-18

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.~~

This Statement of Information was prepared on: 14 September 2019

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9 Priestley Crescent Seymour VIC 3660

Sold Price

\$375,000

Sold Date

22-Dec-18

3 2 1

Distance

1.18km



2 Oak Street Seymour VIC 3660

Sold Price

Sold Date

22-Nov-18

3 1 2

Distance

1.23km



7 Victoria Street Seymour VIC 3660

Sold Price

\$385,000

Sold Date

11-Oct-18

3 1 1

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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