

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 OWL AVENUE, SEYMOUR, VIC 3660







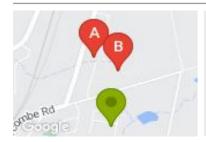
Indicative Selling Price

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

Single Price: \$255,000

Provided by: Steve Taylor, A Little Birdie Told Me

MEDIAN SALE PRICE



SEYMOUR, VIC, 3660

Suburb Median Sale Price (Vacant Land)

\$245,000

01 January 2023 to 31 December 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



13 PARKER CRT, SEYMOUR, VIC 3660







Sale Price

\$420,000

Sale Date: 19/09/2023

Distance from Property: 513m





19 CONDUCTOR ST, SEYMOUR, VIC 3660







Sale Price

\$220,000

Sale Date: 30/11/2023

Distance from Property: 405m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	3 OWL AVENUE, SEYMOUR, VIC 3660
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Indicative selling price

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Single Price: \$255,000	Single Price:	\$255,000
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Median sale price

Median price \$245,000		Property type	Vacant Land	Suburb	SEYMOUR
Period	01 January 2023 to 31 December 2023		Source	P	ricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
13 PARKER CRT, SEYMOUR, VIC 3660	\$420,000	19/09/2023
19 CONDUCTOR ST, SEYMOUR, VIC 3660	\$220,000	30/11/2023

This Statement of Information was prepared on:

30/01/2024

