

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

45 Sinclair Crescent, Seymour

## Indicative selling price

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

Single price

\$235,000

or range between

\$N/A

&

\$N/A

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$289,500

\*House

X

\*Unit

Suburb  
or locality

Seymour

Period - From

23/01/2017

22/01/2018

Source

realestate.com.au

## 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
1. 4 Don Court, Seymour	\$200,000	03/11/2017
2. 182 Anzac Avenue, Seymour	\$235,000	30/10/2017
3. 13 Smith Street, Seymour	\$220,000	22/05/2017

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.~~