

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 or
locality and postcode

1/328 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$230,000

&

\$240,000

Median sale price

Median price \$215,250

House

Unit

X

Suburb or locality

Sebastopol

Period - From 01/01/2017

to

31/12/2017

Source

REIV

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 eighteen 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	7 Gumdale PI SEBASTOPOL 3356	\$240,000	13/02/2018
2	8 Gumdale PI SEBASTOPOL 3356	\$232,000	06/02/2018
3	1/119 Grant St SEBASTOPOL 3356	\$230,000	04/02/2018

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 eighteen months.



2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Currently leased out to fantastic tenants for \$245 per week until October 2018 with a yield of 5.5% this property is perfect for your next investment. Located only metres to schools and 1.3km to shops including Coles Supermarket and only a short drive to Federation University this spacious townhouse consists of 2 bedrooms, family size bathroom with separate bath and shower, large kitchen/dining area and a separate living area. The property also includes stainless steel appliances, central heating and your own private yard.

Comparable Properties



7 Gumdale PI SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$240,000

Method: Private Sale

Date: 13/02/2018

Rooms: -

Property Type: Townhouse (Res)



8 Gumdale PI SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$232,000

Method: Private Sale

Date: 06/02/2018

Rooms: 4

Property Type: Townhouse (Res)



1/119 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$230,000

Method: Private Sale

Date: 04/02/2018

Rooms: -

Property Type: Unit