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STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$225,000 & \$235,000

Median sale price

(*Delete house or unit as applicable)

Median price \$285000 (3BR) *House ☒ *unit ☐ Suburb or locality Sebastopol

Period - From Last Updated to Nov 30th 2018 Source Realestate.com.au

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 40 Bridge Street Sebastopol 3BR 343M2	\$225000	15th Nov 2018
2 22 Birdwood Street Sebastopol 1BR 495M2	\$200000	25th Sept 2018
3 16 Tristan Dve Sebastopol 2BR 172M2	\$215000	21st Nov 2018

OR

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

(*Delete as applicable)