

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12-33 Alexandra Street, Sebastopol 3356

Indicative selling price

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

Single price \$210,000

or range between \$*

&

\$

Median sale price

Median price \$259,000

*House

*Unit

X

Suburb
or locality

Sebastopol

Period - From

01/04/2017

to

30/06/2017

Source

Comparable property sales

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
14/6 Alexandra Street, Sebastopol 3356	\$210,000	13/07/2017
6/6 Alexandra Street, Sebastopol 3356	\$210,000	17/11/2016
2/209 Leith Street, Redan 3350	\$205,000	13/01/2017