

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/7 Rowlands Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$255,000

Median sale price

Median price

\$212,500

House

Unit

X

Suburb

Sebastopol

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	3/250 Albert St SEBASTOPOL 3356	\$259,000	05/06/2017
2	5/34 Menhennet Dr DELACOMBE 3356	\$252,000	16/06/2017
3	2/835 Humffray St MOUNT PLEASANT 3350	\$250,000	24/04/2017

OR

- B*** 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.



4
 2
 2

Rooms: 5

Property Type:

Agent Comments

This Large Townhouse located close to shops and public transport is ideal for your next investment. Currently tenanted for \$265 per week until November 2017 it offers a great return of 5.4%. with enough room for the whole family this townhouse consists of 3 large bedrooms including master with ensuite and the 2 reaming bedrooms both have BIRs. Open plan kitchen living dining, central heating and a large backyard.

Comparable Properties



3/250 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3
 2
 1

Price: \$259,000

Method: Private Sale

Date: 05/06/2017

Rooms: 5

Property Type: House

Land Size: 268 sqm approx



5/34 Menhennet Dr DELACOMBE 3356 (REI)

Agent Comments

2
 1
 1

Price: \$252,000

Method: Private Sale

Date: 16/06/2017

Rooms: 3

Property Type: House

Land Size: 243 sqm approx

2/835 Humffray St MOUNT PLEASANT 3350 (VG)

Agent Comments

3
 -
 -

Price: \$250,000

Method: Sale

Date: 24/04/2017

Rooms: -

Property Type: Townhouse (Single)