

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

235 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$335,000

&

\$355,000

Median sale price

Median price \$259,000

House

X

Unit

Suburb or locality

Sebastopol

Period - From 01/04/2017

to

31/03/2018

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	17 Queen St SEBASTOPOL 3356	\$350,000	02/10/2017
2	345 Albert St SEBASTOPOL 3356	\$330,009	15/03/2018
3	181 Grant St SEBASTOPOL 3356	\$305,000	19/04/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 40468 sqm approx

Agent Comments

Set on a 641m2 (approx.) allotment with an extra good sized shed in the back yard accessible via a rear roller door from the DLUG this home is sure to please. Quality built with a practical floor plan featuring open kitchen/meals/living area with stainless steel appliances including dishwasher and gas cooking. Additional formal lounge, three spacious bedrooms with robes (master with walk-in robe), and two bathrooms (master bedroom with ensuite), separate laundry plus direct access to the DLUG with remote. Further features of this home include solid timber floorboards to entrance.

Comparable Properties

**17 Queen St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

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Price: \$350,000**Method:** Private Sale**Date:** 02/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 557 sqm approx**345 Albert St SEBASTOPOL 3356 (VG)**

Agent Comments

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Price: \$330,009**Method:** Sale**Date:** 15/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 635 sqm approx**181 Grant St SEBASTOPOL 3356 (REI)**

Agent Comments

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Price: \$305,000**Method:** Private Sale**Date:** 19/04/2018**Rooms:** -**Property Type:** House (Res)