

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

7 Damon Court, Sebastopol Vic 3356

Indicative selling price

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

Range between \$399,000

&

\$415,000

Median sale price

Median price \$302,063

Property Type House

Suburb Sebastopol

Period - From 11/09/2018

to

10/09/2019

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 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
1	16 Prince St SEBASTOPOL 3356	\$410,000	24/09/2018
2	23 Robilliard Way SEBASTOPOL 3356	\$410,000	02/10/2018
3	6 Ilvia Way SEBASTOPOL 3356	\$400,000	29/07/2019

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019

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Indicative Selling Price

\$399,000 - \$415,000

Median House Price

11/09/2018 - 10/09/2019: \$302,063



3 2 2

Rooms: 7**Property Type:** House**Land Size:** 827 sqm approx

Agent Comments

This attractive, contemporary modern home is set on a huge approx 827 sqm block in a quiet court. Close to Delacombe Town Centre, schools and transport, and with easy access to the CBD, the location is ideal. This quality-built Dennis Family Home is designed for style and functionality, with a floorplan which makes the property ideal for families, first home buyers or investors. The large master bedroom includes a full ensuite and built-in robe. The other two generously sized bedrooms both include built in robes and are serviced by a central and modern bathroom.

Comparable Properties

**16 Prince St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 2 2

Price: \$410,000**Method:** Private Sale**Date:** 24/09/2018**Property Type:** House**Land Size:** 995 sqm approx**23 Robilliard Way SEBASTOPOL 3356 (REI/VG)** Agent Comments

3 2 2

Price: \$410,000**Method:** Private Sale**Date:** 02/10/2018**Property Type:** House (Res)**Land Size:** 670 sqm approx**6 Ilvia Way SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 2 2

Price: \$400,000**Method:** Private Sale**Date:** 29/07/2019**Rooms:** 4**Property Type:** House**Land Size:** 759 sqm approx