

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

25 Josephine Way, Sebastopol Vic 3356

Indicative selling price

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

Range between \$425,000 & \$445,000

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	338 Vickers St SEBASTOPOL 3356	\$435,000	16/01/2019
2	17 Parkside Rd DELACOMBE 3356	\$420,000	29/01/2019
3	28 Ilvia Way SEBASTOPOL 3356	\$402,500	05/11/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019



4 2 2

Rooms: 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 733 sqm approx

Agent Comments

Indicative Selling Price

\$425,000 - \$445,000

Median House Price

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

Located in one of Sebastopol's most desirable tree lined streets, only a short drive to all major conveniences, this gorgeous family home is well worth your inspection. The well maintained property offers space, light & comfort. With the formal living zone as you step through the door, it sets the tone for the quality of this immaculate home. The functional floorplan is ideal for all savvy buyers, whether you're a family, first home buyer or investor! With side access and a large rear shed (Perfect for storage or the man cave), plus dual crossovers allowing storage for the trailer .

Comparable Properties

**338 Vickers St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

4 2 4

Price: \$435,000**Method:** Private Sale**Date:** 16/01/2019**Rooms:** 5**Property Type:** House**Land Size:** 763 sqm approx**17 Parkside Rd DELACOMBE 3356 (REI/VG)**

Agent Comments

4 1 6

Price: \$420,000**Method:** Private Sale**Date:** 29/01/2019**Rooms:** 5**Property Type:** House (Res)**Land Size:** 710 sqm approx**28 Ilvia Way SEBASTOPOL 3356 (REI/VG)**

Agent Comments

4 2 -

Price: \$402,500**Method:** Private Sale**Date:** 05/11/2018**Property Type:** House**Land Size:** 666 sqm approx