

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

2/3 Ilvia Way, Sebastopol Vic 3356

Indicative selling price

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

Range between \$275,000 & \$285,000

Median sale price

Median price \$259,000 House X Unit Suburb Sebastopol

Period - From 01/04/2017 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 | 32 Crown St SEBASTOPOL 3356 | \$285,000 | 19/12/2016 |
| 2 | 216 Kossuth St SEBASTOPOL 3356 | \$285,000 | 19/10/2016 |
| 3 | 21 Ilvia Way SEBASTOPOL 3356 | \$275,000 | 06/04/2016 |

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.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



32 Crown St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 19/12/2016

Rooms: -

Property Type: House

Land Size: 360 sqm approx



216 Kossuth St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 19/10/2016

Rooms: 5

Property Type: House

Land Size: 319 sqm approx



21 Ilvia Way SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 06/04/2016

Rooms: 5

Property Type: House (Res)

Land Size: 360 sqm approx