

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 and
postcode 13 RECREATION ROAD, SEBASTIAN, VIC 3556

Indicative selling price

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

Price Range: \$280,000 to \$300,000

Median sale price

Median price \$250,000 House ☒ Unit ☐ Suburb SEBASTIAN

Period 01 October 2016 to 30 September 2017 Source 

Comparable property sales

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
29 FAUNA WAY, SEBASTIAN, VIC 3556	\$270,000	20/06/2017
275 PIERCES RD, SEBASTIAN, VIC 3556	\$230,000	03/05/2017
10 MUSTY LANE, SEBASTIAN, VIC 3556	*\$290,000	13/11/2017