Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

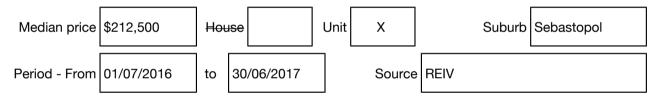
Address	3/5 Cromwell Street, Sebastopol Vic 3356				
Including suburb and					
postcode					

Indicative selling price

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

Range between	\$189,999	&	\$195,000	

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	3/2 Sayle St SEBASTOPOL 3356	\$195,000	23/04/2017
2	2/1 Cromwell St SEBASTOPOL 3356	\$195,000	17/11/2016
3	3/801 Skipton St REDAN 3350	\$194,000	04/11/2016

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Unit Agent Comments

Indicative Selling Price \$189.999 - \$195.000 **Median Unit Price** Year ending June 2017: \$212,500

Comparable Properties



3/2 Sayle St SEBASTOPOL 3356 (REI/VG)



Price: \$195,000 Method: Private Sale Date: 23/04/2017 Rooms: 3 Property Type: Townhouse (Single) Land Size: 300 sqm approx

Agent Comments



2/1 Cromwell St SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$195,000 Method: Private Sale Date: 17/11/2016 Rooms: -Property Type: Townhouse (Res)



3/801 Skipton St REDAN 3350 (VG)

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Agent Comments

Price: \$194,000 Method: Sale Date: 04/11/2016 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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