

## 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

3/5 Cromwell Street, Sebastopol Vic 3356

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$189,999

&

\$195,000

#### Median sale price

Median price \$212,500

House

Unit

X

Suburb

Sebastopol

Period - From 01/07/2016

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	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.



2 1 1

**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)**

**Agent Comments**

2 1 1

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



**2/1 Cromwell St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

2 - -

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



**3/801 Skipton St REDAN 3350 (VG)**

**Agent Comments**

2 - -

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