

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

44 Edwards Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$280,000 & \$300,000

Median sale price

Median price \$304,000

Property Type House

Suburb Sebastopol

Period - From 01/10/2018

to 30/09/2019

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	200 Yarrowee St SEBASTOPOL 3356	\$295,000	28/11/2019
2	140 Walker St SEBASTOPOL 3356	\$291,500	28/11/2019
3	1 Lawrence St SEBASTOPOL 3356	\$285,000	28/10/2019

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.~~

This Statement of Information was prepared on:

17/12/2019 13:50



Property Type: House (Previously Occupied - Detached)

Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price

\$280,000 - \$300,000

Median House Price

Year ending September 2019: \$304,000

Comparable Properties



200 Yarrowee St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 28/11/2019

Rooms: 4

Property Type: House

Land Size: 622 sqm approx



140 Walker St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$291,500

Method: Private Sale

Date: 28/11/2019

Property Type: House

Land Size: 840 sqm approx



1 Lawrence St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 28/10/2019

Property Type: Land

Land Size: 703 sqm approx