

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

3/110 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Single price \$198,000

Median sale price

Median price \$245,000 House Unit X Suburb or locality Sebastopol

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	6/120 Grant St SEBASTOPOL 3356	\$210,000	22/07/2018
2	7/120 Grant St SEBASTOPOL 3356	\$200,000	20/06/2019
3	5/118 Grant St SEBASTOPOL 3356	\$185,000	25/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



2 1 1

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 185 sqm approx

Agent Comments

Ideally suited to owner occupier (currently vacant) or investor (previously let at \$240pw). Well presented unit in neat complex, great location

Indicative Selling Price

\$198,000

Median Unit Price

Year ending June 2019: \$245,000

Comparable Properties



6/120 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$210,000

Method: Private Sale

Date: 22/07/2018

Rooms: -

Property Type: Unit



7/120 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$200,000

Method: Private Sale

Date: 20/06/2019

Rooms: -

Property Type: Unit



5/118 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 2

Price: \$185,000

Method: Private Sale

Date: 25/05/2018

Rooms: -

Property Type: Unit