

# 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 Nelson 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 \$170,000 & \$180,000

### Median sale price

Median price \$185,000 Property Type Vacant land Suburb Sebastopol

Period - From 18/12/2018 to 17/12/2019 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 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
1	20 Edgewood Ct DELACOMBE 3356	\$190,000	09/04/2019
2	59 Grant St SEBASTOPOL 3356	\$185,000	02/05/2019
3	85 Ascot Gardens Dr DELACOMBE 3356	\$180,000	22/10/2019

**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 18 months.~~

This Statement of Information was prepared on:

18/12/2019 09:47



**Property Type:** Land  
**Land Size:** 720 sqm approx

**Agent Comments**

Cleared site with double garage in rear corner -- services previously connected for single dwelling but ideal for dual occ (stca)

**Indicative Selling Price**

\$170,000 - \$180,000

**Median Land Price**

18/12/2018 - 17/12/2019: \$185,000

## Comparable Properties



**20 Edgewood Ct DELACOMBE 3356 (REI/VG)**

**Agent Comments**



**Price:** \$190,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Property Type:** Land  
**Land Size:** 786 sqm approx



**59 Grant St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**



**Price:** \$185,000  
**Method:** Private Sale  
**Date:** 02/05/2019  
**Property Type:** Land  
**Land Size:** 1191 sqm approx



**85 Ascot Gardens Dr DELACOMBE 3356 (REI)**

**Agent Comments**



**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 22/10/2019  
**Property Type:** Land  
**Land Size:** 834 sqm approx