

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

11 Cromwell Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$350,000

&

\$370,000

Median sale price

Median price

\$300,500

House

X

Unit

Suburb

Sebastopol

Period - From

01/01/2019

to

31/03/2019

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	2 Lynne Ct DELACOMBE 3356	\$400,000	17/04/2019
2	30 Smythes Rd DELACOMBE 3356	\$370,000	23/11/2018
3	704 Talbot St.S REDAN 3350	\$357,000	02/02/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 859 sqm approx

Agent Comments

Comparable Properties



2 Lynne Ct DELACOMBE 3356 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 17/04/2019

Rooms: 4

Property Type: House

Land Size: 1813 sqm approx



30 Smythes Rd DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 23/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 807 sqm approx



704 Talbot St.S REDAN 3350 (REI)

Agent Comments



Price: \$357,000

Method: Auction Sale

Date: 02/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 858 sqm approx