

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

9/41 Kent Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$195,000

Median sale price

Median price

\$240,000

Property Type

Unit

Suburb

Sebastopol

Period - From

04/10/2018

to

03/10/2019

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	8/41 Kent St SEBASTOPOL 3356	\$195,000	19/09/2018
2	7/66 Albert St SEBASTOPOL 3356	\$195,000	27/06/2018
3	4/66 Albert St SEBASTOPOL 3356	\$190,000	06/06/2018

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 18 months.~~

This Statement of Information was prepared on:

04/10/2019 16:04



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Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$195,000

Median Unit Price

04/10/2018 - 03/10/2019: \$240,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



8/41 Kent St SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$195,000

Method: Private Sale

Date: 19/09/2018

Property Type: Unit



7/66 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2  1  1

Price: \$195,000

Method: Private Sale

Date: 27/06/2018

Property Type: Unit

Land Size: 243 sqm approx



4/66 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2  1  1

Price: \$190,000

Method: Private Sale

Date: 06/06/2018

Property Type: Unit

Land Size: 174 sqm approx