



STATEMENT OF INFORMATION

Prepared on 09 Apr 2018

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HOUSE Offered for Sale

23 Kent Street Sebastopol VIC 3356

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Indicative Selling Price

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

Range between \$285,000 & \$300,000

Median Sale Price

\$256,000 Houses in Sebastopol between Apr 2017 - Mar 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



20 Kent Street Sebastopol VIC 3356

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Sold Price

\$365,000

Sold Date

01-Feb-17

Distance

0.15km



16 Kent Street Sebastopol VIC 3356

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Sold Price

\$310,000

Sold Date

03-Jan-18

Distance

0.19km



5 Alfred Street Sebastopol VIC 3356

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Sold Price

\$280,000

Sold Date

22-Nov-16

Distance

0.23km

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Handwritten signature: J. Smith
Date: 9/4/18