

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

8 Mountview Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$369,000

&

\$379,000

Median sale price

Median price

\$295,000

House

X

Unit

Suburb or locality

Sebastopol

Period - From

01/10/2018

to

31/12/2018

Source

REIV

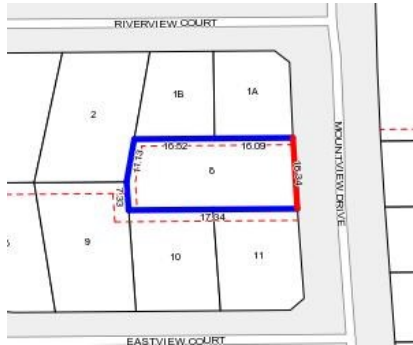
Comparable property sales (*Delete A or B below as applicable)

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	39 Orion St SEBASTOPOL 3356	\$370,000	11/05/2018
2	47 Orion St SEBASTOPOL 3356	\$350,000	14/01/2019
3	3 Jess Way SEBASTOPOL 3356	\$340,000	22/06/2018

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$369,000 - \$379,000
Median House Price
December quarter 2018: \$295,000

Comparable Properties



39 Orion St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 11/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 566 sqm approx



47 Orion St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 14/01/2019
Rooms: 5
Property Type: House (Res)



3 Jess Way SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 22/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 526 sqm approx