

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 4/223 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$250,000 & \$260,000

Median sale price

Median price \$245,000 House Unit X Suburb Sebastopol

Period - From 01/07/2018 to 30/06/2019 Source REIV

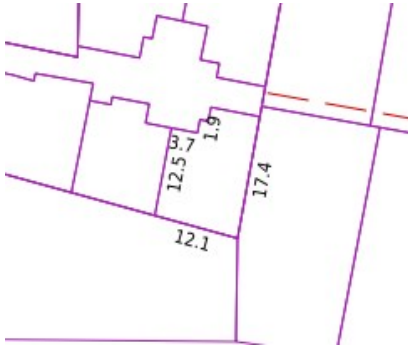
Comparable property sales (*Delete A or B below as applicable)

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	1a Vale St SEBASTOPOL 3356	\$270,000	29/05/2019
2	6/17 Hill St SEBASTOPOL 3356	\$248,000	10/04/2019
3	4/272 Albert St SEBASTOPOL 3356	\$240,000	17/08/2019

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:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1a Vale St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 29/05/2019

Rooms: 3

Property Type: Unit

Land Size: 278 sqm approx



6/17 Hill St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$248,000

Method: Private Sale

Date: 10/04/2019

Rooms: 3

Property Type: House (Res)



4/272 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 17/08/2019

Rooms: 3

Property Type: Unit