

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

1/3 Ilvia Way, Sebastopol Vic 3356

Indicative selling price

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

Range between \$295,000

&

\$305,000

Median sale price

Median price \$259,000

House

X

Unit

Suburb

Sebastopol

Period - From 01/04/2017

to

31/03/2018

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	4 Ascot Gardens Dr DELACOMBE 3356	\$305,000	22/12/2017
2	31 Josephine Way SEBASTOPOL 3356	\$300,000	22/01/2018
3	5b Rowlands St SEBASTOPOL 3356	\$291,000	03/05/2018

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.



3
 1
 2

Rooms: 4

Property Type:

Agent Comments

You will not find a better presented property than this 3 bedroom home!! Situated on a neat block and located in a quiet street close to schools, shopping and only a short drive to the CBD, this property is perfect for the first home buyer, investor or family. There are 3 good sized bedrooms, master with ensuite and all have BIR's. There is a large open plan area as the central hub of the home incorporating living and dining, overlooked by the spacious kitchen with quality appliances. An additional bonus is heaps of storage space.

Comparable Properties



4 Ascot Gardens Dr DELACOMBE 3356
(REI/VG)

Agent Comments

3
 2
 2

Price: \$305,000

Method: Private Sale

Date: 22/12/2017

Rooms: 6

Property Type: House

Land Size: 384 sqm approx



31 Josephine Way SEBASTOPOL 3356
(REI/VG)

Agent Comments

3
 2
 2

Price: \$300,000

Method: Private Sale

Date: 22/01/2018

Rooms: 4

Property Type: Unit

Land Size: 355 sqm approx



5b Rowlands St SEBASTOPOL 3356 (REI)

Agent Comments

3
 2
 2

Price: \$291,000

Method: Private Sale

Date: 03/05/2018

Rooms: -

Property Type: Townhouse (Single)