

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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.

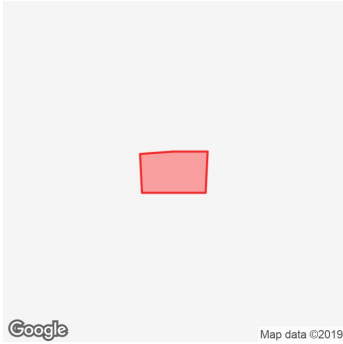
Address of comparable property	Price	Date of sale
1 47 Edwards St SEBASTOPOL 3356	\$297,000	25/02/2019
2 51 Beverin St SEBASTOPOL 3356	\$288,000	14/08/2018
3 4 Cromwell St SEBASTOPOL 3356	\$285,000	01/02/2019

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.

Tony Lockyer
5331 2000
0408 312 192
tony@doepels.com.au

Indicative Selling Price
\$280,000 - \$295,000
Median House Price
March quarter 2019: \$300,500



Rooms:
Property Type: Land
Land Size: 546 sqm approx
Agent Comments

Comparable Properties



47 Edwards St SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$297,000
Method: Private Sale
Date: 25/02/2019
Rooms: 3
Property Type: House (Res)
Land Size: 671 sqm approx



51 Beverin St SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$288,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: House
Land Size: 612 sqm approx



4 Cromwell St SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$285,000
Method: Private Sale
Date: 01/02/2019
Rooms: 4
Property Type: House
Land Size: 659 sqm approx