

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	2/6 Webster Drive, Sebastopol Vic 3356
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$249,000	&	\$259,000
	, -,		,,

Median sale price

Median price	\$274,500	Ηοι	use X	Unit		Suburb	Sebastopol
Period - From	01/01/2018	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	4/33 Yarrowee St SEBASTOPOL 3356	\$259,000	08/02/2018
2	1/25 Shasta Dr DELACOMBE 3356	\$252,000	11/12/2017
3	5/34 Menhennet Dr DELACOMBE 3356	\$251,000	16/06/2017

OR

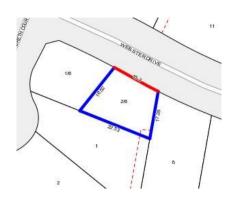
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: House - Duplex

(Semi-detached) Agent Comments

Indicative Selling Price \$249,000 - \$259,000 **Median House Price** March quarter 2018: \$274,500

Comparable Properties



4/33 Yarrowee St SEBASTOPOL 3356 (REI/VG) Agent Comments

Price: \$259,000 Method: Private Sale Date: 08/02/2018 Rooms: 4

└── 2

Property Type: Unit



1/25 Shasta Dr DELACOMBE 3356 (REI/VG)

-2

Price: \$252,000 Method: Private Sale Date: 11/12/2017 Rooms: 3

Property Type: Unit

Land Size: 335 sqm approx

Agent Comments



5/34 Menhennet Dr DELACOMBE 3356

(REI/VG)

-- 2

Price: \$251,000 Method: Private Sale Date: 16/06/2017 Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 243 sqm approx

Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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