

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

2/6 Webster Drive, Sebastopol Vic 3356

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

House

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.



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

Property Type: Unit



1/25 Shasta Dr DELACOMBE 3356 (REI/VG) **Agent Comments**



Price: \$252,000

Method: Private Sale

Date: 11/12/2017

Rooms: 3

Property Type: Unit

Land Size: 335 sqm approx



5/34 Menhennet Dr DELACOMBE 3356 (REI/VG) **Agent Comments**



Price: \$251,000

Method: Private Sale

Date: 16/06/2017

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 243 sqm approx