

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

7/120 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$219,000

&

\$239,000

Median sale price

Median price \$231,000

House

Unit

X

Suburb or locality

Sebastopol

Period - From 01/01/2018

to

31/12/2018

Source REIV

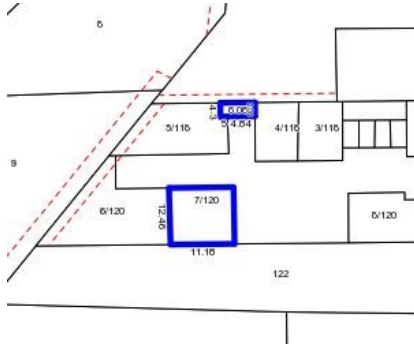
Comparable property sales (*Delete A or B below as applicable)

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	9/40 Alexandra CI SEBASTOPOL 3356	\$232,000	07/09/2018
2	4/3 Verdon St SEBASTOPOL 3356	\$230,000	03/12/2018
3	6/120 Grant St SEBASTOPOL 3356	\$210,000	22/07/2018

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.



2 1 1

Rooms: 4

Property Type: Townhouse

Agent Comments

New shower, vanity and toilet, vinyl floorcoverings, freshly painted. Easy care compact yard but spacious feel with location in complex. Large single carport

Indicative Selling Price

\$219,000 - \$239,000

Median Unit Price

Year ending December 2018: \$231,000

Comparable Properties



9/40 Alexandra CI SEBASTOPOL 3356 (REI)

Agent Comments

3 1 1

Price: \$232,000

Method: Private Sale

Date: 07/09/2018

Rooms: -

Property Type: Unit



4/3 Verdon St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$230,000

Method: Private Sale

Date: 03/12/2018

Rooms: -

Property Type: Unit

Land Size: 239 sqm approx



6/120 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$210,000

Method: Private Sale

Date: 22/07/2018

Rooms: -

Property Type: Unit