

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

4/92 Beverin Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$229,000

&

\$239,000

Median sale price

Median price \$259,000

House

X

Unit

Suburb or locality

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 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	3/12 Edwards St SEBASTOPOL 3356	\$247,500	16/05/2018
2	2/40 Spencer St SEBASTOPOL 3356	\$242,500	18/06/2018
3	3/41 Yarrowee St SEBASTOPOL 3356	\$235,000	04/04/2018

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.



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Rooms:

Property Type: Unit

Agent Comments

This immaculate townhouse is ideal for anyone currently looking to occupy or invest. A short 700m walk to all your needs including Supermarket, Chemist, Bakery and Food outlets. For the investors the rental appraisal is \$250 per week so that is a great rental yield of approx. 5.6%. The townhouse includes 3 bedrooms all with built in robes, a large central bathroom with separate bath and shower, a large open plan kitchen/meals/living area and a north facing yard. Gas central heating throughout and a single lock up garage with direct access to the home tops this little package off.

Comparable Properties



3/12 Edwards St SEBASTOPOL 3356 (REI)

Agent Comments

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Price: \$247,500

Method: Private Sale

Date: 16/05/2018

Rooms: -

Property Type: House



2/40 Spencer St SEBASTOPOL 3356 (REI)

Agent Comments

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Price: \$242,500

Method: Private Sale

Date: 18/06/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 202 sqm approx



3/41 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$235,000

Method: Private Sale

Date: 04/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 1094 sqm approx