

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

Unit 6/17 Lewis Court, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$329,500

Median sale price

Median price

\$328,500

Property Type

Unit

Suburb

Sebastopol

Period - From

01/10/2021

to

31/12/2021

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 18 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	8 Gumdale PI SEBASTOPOL 3356	\$348,000	14/12/2021
2	3/239a Albert St SEBASTOPOL 3356	\$335,000	04/08/2021
3	12 Ranlea PI SEBASTOPOL 3356	\$315,000	12/04/2021

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 18 months.~~

This Statement of Information was prepared on:

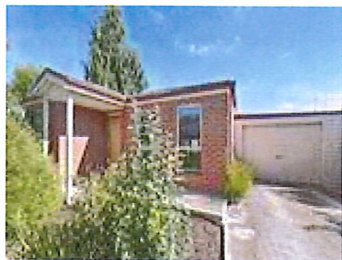
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Rooms: 4
Property Type: Unit
Land Size: 132.815 sqm approx
Agent Comments

Indicative Selling Price
\$329,500
Median Unit Price
December quarter 2021: \$328,500

Comparable Properties



8 Gumdale PI SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$348,000
Method: Private Sale
Date: 14/12/2021
Property Type: Townhouse (Single)



3/239a Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 04/08/2021
Property Type: Unit



12 Ranlea PI SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 12/04/2021
Property Type: Townhouse (Single)