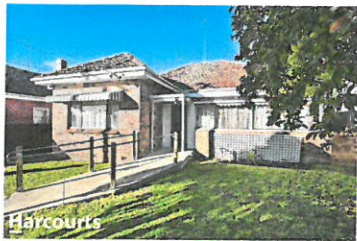


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/7A VERDON STREET, SEBASTOPOL, VIC 3 1 1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (House)

\$246,511

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



405 COOKE ST, REDAN, VIC 3350

3 1 4

Sale Price

***\$340,000**

Sale Date: 04/10/2017

Distance from Property: 325m



22 HERTFORD ST, SEBASTOPOL, VIC 3356

3 1 2

Sale Price

***\$190,000**

Sale Date: 02/10/2017

Distance from Property: 260m



16 SPENCER ST, SEBASTOPOL, VIC 3356

3 1 1

Sale Price

\$240,000

Sale Date: 02/08/2017

Distance from Property: 484m



This report has been compiled on 13/10/2017 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/7A VERDON STREET, SEBASTOPOL, VIC 3356

Indicative selling price

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

Price Range:

Median sale price

Median price

\$246,511

House

X

Unit

Suburb

SEBASTOPOL

Period

01 October 2016 to 30 September 2017

Source

pricefinder

Comparable property sales

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
405 COOKE ST, REDAN, VIC 3350	*\$340,000	04/10/2017
22 HERTFORD ST, SEBASTOPOL, VIC 3356	*\$190,000	02/10/2017
16 SPENCER ST, SEBASTOPOL, VIC 3356	\$240,000	02/08/2017