



Rooms:
Property Type: House
Land Size: 1301 sqm
Agent Comments

Comparable Properties



18 Wall St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$194,000
Method: Sale
Date: 10/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 324 sqm



1/42 Bridge St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$182,000
Method: Private Sale
Date: 15/02/2016
Rooms: 5
Property Type: House (Res)
Land Size: 460 sqm



277a Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 06/04/2016
Rooms: 4
Property Type: House
Land Size: 345 sqm

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

201 Spencer Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$190,000

Median sale price

Median price

\$227,500

House

X

Suburb or locality

Sebastopol

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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
18 Wall St SEBASTOPOL 3356	\$194,000	10/12/2016
1/42 Bridge St SEBASTOPOL 3356	\$182,000	15/02/2016
277a Albert St SEBASTOPOL 3356	\$180,000	06/04/2016