

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 Pozieres Place, Sebastopol VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$250,000 & \$260,000

Median sale price

(*Delete house or unit as applicable)

Median price \$238,000 *House ☐ *Unit ☒ Suburb Sebastopol

Period - From 28/05/2019 to 28/05/2018 Source Realestate.com.au

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 1A Vale Street, Sebastopol, Vic 3356	\$270,000	29/05/2019
2. 7A Westcliffe Crescent, Sebastopol, Vic 3356	\$280,000	04/05/2019
3. 2/7A Verdon Street, Sebastopol, Vic 3356	\$275,000	28/04/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~