

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

68 Vale Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$310,000 & \$325,000

Median sale price

Median price \$327,995 Property Type House Suburb Sebastopol

Period - From 01/07/2019 to 30/09/2019 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	16 Bruce Dr SEBASTOPOL 3356	\$315,000	06/06/2019
2	8 Bruce Dr SEBASTOPOL 3356	\$315,000	30/05/2019
3	158 Morgan St SEBASTOPOL 3356	\$300,000	22/01/2019

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:

21/11/2019 09:28



Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties

16 Bruce Dr SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 06/06/2019

Property Type: House (Res)

Land Size: 542 sqm approx



8 Bruce Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 30/05/2019

Rooms: 4

Property Type: House

Land Size: 560 sqm approx

158 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 22/01/2019

Property Type: House (Res)

Land Size: 601 sqm approx