

## 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

17 Oscar Drive, Sebastopol Vic 3356

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$265,000 & \$275,000

#### Median sale price\*

Median price House Unit Suburb or locality Sebastopol

Period - From to Source

#### 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 eighteen 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 Manna Blvd DELACOMBE 3356	\$295,250	06/07/2018
2	4 Oscar Dr SEBASTOPOL 3356	\$285,000	13/07/2018
3	13 Oscar Dr SEBASTOPOL 3356	\$280,000	01/08/2018

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 eighteen months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

17 Oscar Drive, Sebastopol Vic 3356



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**Indicative Selling Price**

\$265,000 - \$275,000

**No median price available**



**Rooms:**

**Property Type:** Land

**Agent Comments**

## Comparable Properties



**8 Manna Blvd DELACOMBE 3356 (REI)**

**Agent Comments**



**Price:** \$295,250

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** -

**Property Type:** House (Res)



**4 Oscar Dr SEBASTOPOL 3356 (REI)**

**Agent Comments**



**Price:** \$285,000

**Method:** Private Sale

**Date:** 13/07/2018

**Rooms:** -

**Property Type:** House (Res)

**13 Oscar Dr SEBASTOPOL 3356 (REI)**

**Agent Comments**



**Price:** \$280,000

**Method:** Private Sale

**Date:** 01/08/2018

**Rooms:** -

**Property Type:** House (Res)