

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

7/88 Birdwood, Sebastopol, VIC 3356

Indicative selling price

\$ 289,000 - \$309,000

Range between

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

Median sale price

Median price
\$ 300,000

House

*Delete house or unit as applicable

Suburb
SEBASTOPOL

Period
09/11/2017 - 09/05/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



3/9 SPENCER STREET
SEBASTOPOL

3 0 0

Normal Sale \$281,000
Date Sold 16/01/2018
Land 244 sqm



3/40 VICKERS STREET
SEBASTOPOL

0 0 0

Normal Sale \$311,000
Date Sold 13/03/2018
Land 308 sqm



1/3 ILVIA WAY
SEBASTOPOL

3 2 2

Normal Sale \$310,000
Date Sold 15/05/2018
Land 324 sqm