

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

9 Domain Gardens, Sebastopol Vic 3356

Indicative selling price

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

Range between \$245,000 & \$265,000

Median sale price

Median price \$246,000

Property Type Unit

Suburb Sebastopol

Period - From 07/10/2018

to 06/10/2019

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	20 Alexandra St SEBASTOPOL 3356	\$262,000	12/02/2019
2	20 Domain Gdns SEBASTOPOL 3356	\$250,000	08/04/2019
3	182 Yarrowee St SEBASTOPOL 3356	\$250,000	20/01/2019

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:

07/10/2019 11:59

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Indicative Selling Price

\$245,000 - \$265,000

Median Unit Price

07/10/2018 - 06/10/2019: \$246,000


 2
  1
  1
Property Type: Townhouse (Res)**Land Size:** 181 sqm approx

Agent Comments

Perfectly presented and well looked after is this spacious two bedroom townhouse located in a nice quiet court setting. Two bedrooms both with build in robes, open plan living, kitchen and meals area downstairs with direct access to a single garage with drive through access to the yard. Stainless steel appliances in the kitchen & a combined second toilet and laundry. The home is just a short walk to the Delacombe Town Centre, schools and sporting facilities and offers gas central heating, new hot water service, low maintenance courtyard and secure fencing.

Comparable Properties

**20 Alexandra St SEBASTOPOL 3356 (REI/VG)** Agent Comments
 2
  1
  1
Price: \$262,000**Method:** Private Sale**Date:** 12/02/2019**Property Type:** House**Land Size:** 283 sqm approx**20 Domain Gdns SEBASTOPOL 3356 (REI/VG)** Agent Comments
 2
  1
  1
Price: \$250,000**Method:** Private Sale**Date:** 08/04/2019**Property Type:** House**Land Size:** 244 sqm approx**182 Yarrowee St SEBASTOPOL 3356 (REI/VG)** Agent Comments
 2
  1
  1
Price: \$250,000**Method:** Private Sale**Date:** 20/01/2019**Property Type:** Townhouse (Res)**Land Size:** 334 sqm approx