

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

121 Edwards Street, Sebastopol Vic 3356

Indicative selling price

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

Single price \$280,000

or range between \$*

&

\$

Median sale price

Median price \$256,000

*House

X

*Unit

Suburb
or locality

Sebastopol

Period - From Feb 12/17

to Feb 12/18

Source RP Data

Comparable property sales

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
23 Queen Street, Sebastopol Vic 3356	\$280,000	24/11/17
3 Harold Close, Sebastopol Vic 3356	\$280,000	10/09/17
8 Anthony Crescent, Sebastopol 3356	\$280,000	17/01/18