

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



274 VODDENS ROAD, SEBASTIAN, VIC

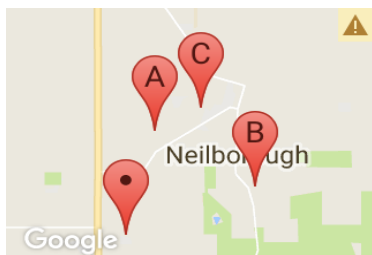
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Indicative Selling Price

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

Single Price: \$109,000

MEDIAN SALE PRICE



SEBASTIAN, VIC, 3556

Suburb Median Sale Price (Vacant Land)

\$120,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

TINKLERS LANE, NEILBOROUGH, VIC 3570

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Sale Price

\$90,000

Sale Date: 20/09/2017

Distance from Property: 3.1km



5 BLANDFORDS RD, NEILBOROUGH, VIC 3570

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Sale Price

\$76,000

Sale Date: 28/07/2017

Distance from Property: 3.7km



33 ANGEL RD, NEILBOROUGH, VIC 3570

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Sale Price

\$79,000

Sale Date: 10/02/2017

Distance from Property: 4.2km



This report has been compiled on 22/06/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

274 VODDENS ROAD, SEBASTIAN, VIC 3556

Indicative selling price

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

Single Price:

\$109,000

Median sale price

Median price

\$120,000

House

Unit

Suburb

SEBASTIAN

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
TINKLERS LANE, NEILBOROUGH, VIC 3570	\$90,000	20/09/2017
5 BLANDFORDS RD, NEILBOROUGH, VIC 3570	\$76,000	28/07/2017
33 ANGEL RD, NEILBOROUGH, VIC 3570	\$79,000	10/02/2017