

Katie Hewitt 5329 2500 0400910102 khewitt@hockingstuart.com.au

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for	Juic
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Address Including suburb or locality andpostcode	15 Bolton Street, Sebastopol Vic 3356

#### Indicative selling price

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

Range between \$309,000	&	\$329,000
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#### Median sale price

Median price	\$269,250	Hou	ise X	Unit		Suburb or locality	Sebastopol
Period - From	01/07/2017	to	30/06/2018		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 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 1 133 Birdwood Av SEBASTOPOL 3356 \$339,990 21/05/2018 2 17 Heppner Ct SEBASTOPOL 3356 \$328,500 27/04/2018 3 213 Walker St SEBASTOPOL 3356 \$316,500 16/07/2018

#### 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.

**Account** - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





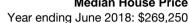
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### hockingstuart

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\$309,000 - \$329,000 **Median House Price** 

khewitt@hockingstuart.com.au Indicative Selling Price







Property Type: Land Agent Comments

Quality built with a practical floor plan featuring open and spacious kitchen/meals/living area with stainless steel appliances including dishwasher and gas cooking. Three bedrooms, (master with walk-in robe and ensuite) plus study (or optional 4th bedroom), main bathroom including a bath and a separate toilet and laundry. Further features of this home include gas central heating, a split system A/C unit to the master bedroom, plus a DLUG with direct access and remote. The home is set on a low maintenance lot with an enclosed rear yard within close proximity to shops, schools.

#### Comparable Properties



133 Birdwood Av SEBASTOPOL 3356 (REI/VG) Agent Comments

Price: \$339,990 Method: Private Sale Date: 21/05/2018 Rooms: 5

Property Type: House

Land Size: 424 sqm approx



17 Heppner Ct SEBASTOPOL 3356 (REI/VG)

Price: \$328,500 Method: Private Sale Date: 27/04/2018

Rooms: -

Property Type: House (Res) Land Size: 349 sqm approx



213 Walker St SEBASTOPOL 3356 (REI/VG)

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Price: \$316,500 Method: Private Sale Date: 16/07/2018

Rooms: 7

Property Type: House Land Size: 385 sqm approx **Agent Comments** 

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