

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

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

Median sale price

Median price \$269,250

House

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.

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Indicative Selling Price

\$309,000 - \$329,000

Median House Price

Year ending June 2018: \$269,250



3 2 2

Rooms: 5**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

3 2 2

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)** Agent Comments

3 2 2

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)** Agent Comments

3 2 2

Price: \$316,500**Method:** Private Sale**Date:** 16/07/2018**Rooms:** 7**Property Type:** House**Land Size:** 385 sqm approx