

## 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  
26 Yarra Park Drive, Sebastopol Vic 3356

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$255,000 & \$265,000

#### Median sale price

Median price \$300,500 House  Unit  Suburb or locality Sebastopol

Period - From 01/01/2019 to 31/03/2019 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 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	17 Yarra Park Dr SEBASTOPOL 3356	\$255,000	16/01/2019
2	17 Yarra Park Dr SEBASTOPOL 3356	\$255,000	16/01/2019
3	23 Yarra Park Dr SEBASTOPOL 3356	\$245,000	20/02/2018

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.



**Rooms:**

**Property Type:** Unit

**Land Size:** 224 sqm approx

Agent Comments

## Comparable Properties



17 Yarra Park Dr SEBASTOPOL 3356 (REI/VG) Agent Comments



**Price:** \$255,000

**Method:** Private Sale

**Date:** 16/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 224 sqm approx



17 Yarra Park Dr SEBASTOPOL 3356 (REI/VG) Agent Comments



**Price:** \$255,000

**Method:** Private Sale

**Date:** 16/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 224 sqm approx



23 Yarra Park Dr SEBASTOPOL 3356 (REI/VG) Agent Comments



**Price:** \$245,000

**Method:** Private Sale

**Date:** 20/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 273 sqm approx