

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

9-11 Alfred Street, Sebastopol Vic 3356

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$274,500 House Unit Suburb or locality Sebastopol

Period - From 01/01/2018 to 31/03/2018 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	1/908 Talbot St.S REDAN 3350	\$309,000	07/04/2018
2	2/711 Skipton St BALLARAT CENTRAL 3350	\$285,000	30/10/2017
3	1/33 Yarrowee St SEBASTOPOL 3356	\$265,000	09/02/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 1063 sqm approx
Agent Comments

Indicative Selling Price
 \$265,000
Median House Price
 March quarter 2018: \$274,500

Comparable Properties



1/908 Talbot St.S REDAN 3350 (REI)

Agent Comments

3 1 1

Price: \$309,000
Method: Private Sale
Date: 07/04/2018
Rooms: 5
Property Type: Unit



2/711 Skipton St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 2

Price: \$285,000
Method: Private Sale
Date: 30/10/2017
Rooms: 7
Property Type: Townhouse (Single)



1/33 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 2

Price: \$265,000
Method: Private Sale
Date: 09/02/2018
Rooms: 4
Property Type: Unit