



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/234 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 27/01/2017

Rooms: 3

Property Type: Unit



2/113 Spencer St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 05/10/2016

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 228 sqm approx



5/31 Victoria St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 16/09/2016

Rooms: 3

Property Type: Unit

Land Size: 221 sqm approx

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb or
locality and postcode
14/244 Spencer Street, Sebastopol Vic 3356**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$220,000

Median sale price

Median price \$259,000

House X

Suburb or locality Sebastopol

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/234 Albert St SEBASTOPOL 3356	\$225,000	27/01/2017
2/113 Spencer St SEBASTOPOL 3356	\$220,000	05/10/2016
5/31 Victoria St SEBASTOPOL 3356	\$220,000	16/09/2016