

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	8 Cluden Gardens, Sebastopol Vic 3356
Including suburb or	'
locality andpostcode	

Indicative selling price

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

Single price \$240,000

Median sale price

Median price	\$252,000	Hou	se X	Unit		Suburb or locality	Sebastopol
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

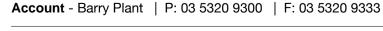
Comparable property sales (*Delete A or B below as applicable)

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 8b Rachel Ct SEBASTOPOL 3356 \$240,000 25/02/2017 2 10 Cluden Gdns SEBASTOPOL 3356 \$230,000 17/01/2018 3 6 Cluden Gdns SEBASTOPOL 3356 \$226,500 04/09/2017

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 Land Size: 259 sqm approx

Agent Comments

Indicative Selling Price \$240,000 **Median House Price**

December quarter 2017: \$252,000

Comparable Properties



8b Rachel Ct SEBASTOPOL 3356 (REI/VG)

-- 3



Price: \$240,000 Method: Private Sale Date: 25/02/2017

Rooms: 4

Property Type: Townhouse (Single) Land Size: 313 sqm approx

Agent Comments



10 Cluden Gdns SEBASTOPOL 3356 (REI)

3



Price: \$230.000 Method: Private Sale Date: 17/01/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 256 sqm approx

Agent Comments



6 Cluden Gdns SEBASTOPOL 3356 (REI/VG)



Price: \$226,500 Method: Private Sale Date: 04/09/2017

Rooms: -

Property Type: House (Res) Land Size: 267 sqm approx

Agent Comments

Account - Barry Plant | P: 03 5320 9300 | F: 03 5320 9333





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