

## 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

8 Cluden Gardens, Sebastopol Vic 3356

#### Indicative selling price

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

Single price \$240,000

#### Median sale price

Median price \$252,000 House  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.



3   1   1

**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)**   Agent Comments

3   1   1

**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 25/02/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Single)  
**Land Size:** 313 sqm approx



**10 Cluden Gdns SEBASTOPOL 3356 (REI)**   Agent Comments

3   1   1

**Price:** \$230,000  
**Method:** Private Sale  
**Date:** 17/01/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 256 sqm approx



**6 Cluden Gdns SEBASTOPOL 3356 (REI/VG)**   Agent Comments

3   1   1

**Price:** \$226,500  
**Method:** Private Sale  
**Date:** 04/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 267 sqm approx