

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

101 Beverin Street, Sebastopol 3356

Indicative selling price

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

Single price \$* or range between \$279,000 & \$289,000

Median sale price

Median price \$260,000 *House *Unit Suburb or locality Sebastopol
Period - From 05/03/2018 to 05/03/2018 Source CoreLogic

Comparable property sales

A* 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
23 Queen Street, Sebastopol 3356	\$280,000	24/11/2017
42 Spencer Street, Sebastopol 3356	\$290,000	19/01/2018
141 Spencer Street, Sebastopol 3356	\$350,000	17/11/2017