

Statement of Information

Sections 47AF of the Estate Agents Act 1980

14/80a Yarrowee Street, SEBASTOPOL 3356

Indicative selling price

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

Single price \$ 249,500

Median sale price

Median Unit for SEBAST OPOL for period Apr 2016 - Mar 2017 Sourced from REIV.

\$ 212,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

8/80a Yarrowee Street , Sebastopol 3356	Price \$ 260,000 Sold 19 September 2016
9 Gumdale Place, Sebastopol 3356	Price \$ 250,000 Sold 05 October 2016
2/250 Albert Street, Sebastopol 3356	Price \$ 250,000 Sold 23 December 2015

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980 . This information was sourced from REIV.

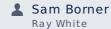








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