

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

4/7A Verdon Street, Sebastopol VICTORIA 3356
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*240,000 & \$255,000

Median sale price

(*Delete house or unit as applicable)

Median price \$208,750 *House *Unit Suburb or locality Sebastopol

Period - From 14/02/2016 to 14/02/2017 Source CoreLogic

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 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
1) 2/88 Birdwood Avenue, Sebastopol	\$235,000	10/04/2017
2) 6/145 Grant Street, Sebastopol	\$235,000	21/11/2016
3) 78 Yarrowee Street, Sebastopol	\$230,000	18/11/2016