

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress Including suburb and postcode
14/244 Spencer Street, Sebastopol Vic 3356**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$205,000 & \$220,000

Median sale price

Median price \$265,000 House X Unit Suburb Sebastopol

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)**A*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 6/274 Albert St SEBASTOPOL 3356 | \$215,000 | 30/08/2017 |
| 2 | 6/274a Albert St SEBASTOPOL 3356 | \$212,500 | 04/09/2017 |
| 3 | 6/274 Albert St SEBASTOPOL 3356 | \$212,500 | 09/10/2017 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



6/274 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$215,000

Method: Private Sale

Date: 30/08/2017

Rooms: -

Property Type: House (Res)



6/274a Albert St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$212,500

Method: Sale

Date: 04/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



6/274 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$212,500

Method: Private Sale

Date: 09/10/2017

Rooms: -

Property Type: House