

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

235 Albert Street, Sebastopol 3356

Indicative selling price

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

Single price \$235,000

or range between \$*

&

\$

Median sale price

Median price \$246,000

*House

*Unit

Suburb or locality Sebastopol

Period - From 01/04/2016

to 31/03/2017

Source REIV

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
60 Edwards Street, Sebastopol 3356	\$240,000	06/04/2017
147 Albert Street, Sebastopol 3356	\$227,000	10/11/2016
338 Albert Street, Sebastopol 3356	\$220,000	15/05/2017