

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

280B Vickers Street, Sebastopol Vic 3356

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$75,000

#### Median sale price

Median price \$253,750 House  Unit  Suburb or locality Sebastopol

Period - From 01/10/2016 to 30/09/2017 Source REIV

#### 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 eighteen 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	426 Wilson St CANADIAN 3350	\$82,000	22/12/2016
2	12 Kowree Cr SEBASTOPOL 3356	\$80,000	16/09/2016
3	3 Levy St BALLARAT EAST 3350	\$75,000	07/07/2017

OR

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

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**Indicative Selling Price**

\$75,000

**Median House Price**

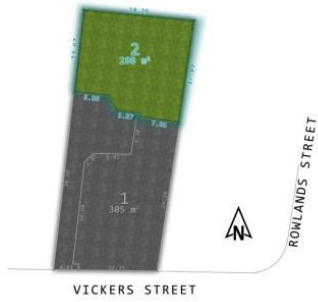
Year ending September 2017: \$253,750



**Rooms:**

**Property Type:**

**Agent Comments**



## Comparable Properties

**426 Wilson St CANADIAN 3350 (VG)**

**Agent Comments**



**Price:** \$82,000

**Method:** Sale

**Date:** 22/12/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 433 sqm approx

**12 Kowree Cr SEBASTOPOL 3356 (VG)**

**Agent Comments**



**Price:** \$80,000

**Method:** Sale

**Date:** 16/09/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 306 sqm approx



**3 Levy St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**



**Price:** \$75,000

**Method:** Private Sale

**Date:** 07/07/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 314 sqm approx