

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

| | |
|---|---|
| Address Including suburb or locality and postcode | Units 1,2,3,4,5,6,7,8,9,10,11,12/7 Kyle Street, Sebastopol VIC 3350 |
|---|---|

Indicative selling price

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

| Unit type or class | Single price | | Lower price | & | Higher price |
|--------------------|-------------------|------------------|-------------|---|--------------|
| 2 Bedroom Units | | | | | |
| 1/7 Kyle Street | \$*240,000 | or range between | \$* | & | \$ |
| 2/7 Kyle Street | \$*240,000 | or range between | \$* | & | \$ |
| 3/7 Kyle Street | \$*245,000 | or range between | \$* | & | \$ |
| 4/7 Kyle Street | \$*250,000 (hold) | or range between | \$* | & | \$ |
| 5/7 Kyle Street | \$*242,500 | or range between | \$* | & | \$ |
| 6/7 Kyle Street | \$*242,500 (hold) | or range between | \$* | & | |
| 7/7 Kyle Street | \$*242,500 | or range between | \$* | & | |
| 8/7 Kyle Street | \$*235,000 | or range between | \$* | & | \$* |
| 9/7 Kyle Street | \$*255,000 | or range between | \$* | & | |
| 10/7 Kyle Street | \$*229,950 (hold) | or range between | \$* | & | \$* |
| 11/7 Kyle Street | \$*255,000 (hold) | or range between | \$* | & | |
| 12/7 Kyle Street | \$*229,950 | or range between | \$* | & | \$* |

Additional entries may be included or attached as required.

Unit median sale price

| | | | |
|---------------|------------|--------------------|------------|
| Median price | \$211,250 | Suburb or locality | Sebastopol |
| Period - From | 01/01/2017 | To | 01/03/2017 |
| Source | | | |

Comparable property sales

Unit type or class

2 Bedrooms / 1 Bath / 1 Car

| | Address of comparable unit | Price | Date of sale |
|--|------------------------------|-----------|--------------|
| 8,10 & 12/7 Kyle Street, Sebastopol | 2/234 Albert St Sebastopol | \$225,000 | 27/1/17 |
| | 4/4 Morgan St, Sebastopol | \$241,500 | 30/5/16 |
| | 2/32 Victoria St, Sebastopol | \$238,000 | 14/10/16 |

Unit type or class

2 Bedrooms/ 2 Bath/ 1 Car

| | Address of comparable unit | Price | Date of sale |
|------------------------------------|--------------------------------|-----------|--------------|
| 1 & 2/7 Kyle Street, Sebastopol | 4/4 Morgan St, Sebastopol | \$241,500 | 30/5/16 |
| | 2/32 Victoria St, Sebastopol | \$238,000 | 14/10/16 |
| | 2/195a Yarrowee St, Sebastopol | \$230,000 | 29/7/16 |

Unit type or class

3 Bedrooms/ 1 Bath/ 1 Car

| | Address of comparable unit | Price | Date of sale |
|---------------------------------------|--------------------------------|-----------|--------------|
| 5, 6 & 7/7 Kyle Street, Sebastopol | 4/239 Albert St, Sebastopol | \$270,000 | 15/6/16 |
| | 4/250 Albert St, Sebastopol | \$262,500 | 23/5/16 |
| | 8/195a Yarrowee St, Sebastopol | \$239,950 | 19/7/16 |

Unit type or class

3 Bedrooms/ 1 Bath/ 2 Car

| | Address of comparable unit | Price | Date of sale |
|------------------------------------|--------------------------------|-----------|--------------|
| 3 & 4/7 Kyle Street, Sebastopol | 8/195a Yarrowee St, Sebastopol | \$239,950 | 19/7/16 |
| | 4/250 Albert St, Sebastopol | \$262,500 | 23/5/16 |
| | 4/239 Albert St, Sebastopol | \$270,000 | 15/6/16 |

Unit type or class

3 Bedrooms/ 2 Bath/ 2 Car

| | Address of comparable unit | Price | Date of sale |
|-----------------------------------|-----------------------------|-----------|--------------|
| 9&11/7 Kyle Street, Sebastopol | 3/132 Albert St, Sebastopol | \$236,500 | 22/10/16 |
| | 155a Albert St, Sebastopol | \$260,000 | 30/6/16 |
| | 4/239 Albert St, Sebastopol | \$270,000 | 15/6/16 |