

Scott Petrie  
03 53 334 322  
0418 503 764

scott@trevorpetrie.com.au

**Indicative Selling Price**

\$210,000

**Median Unit Price**

March quarter 2017: \$211,250



 2    1    1

**Rooms:**

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/234 Albert St SEBASTOPOL 3356 (REI)**

Agent Comments

 2    1    1

**Price:** \$225,000

**Method:** Private Sale

**Date:** 27/01/2017

**Rooms:** 3

**Property Type:** Unit



**3/274a Albert St SEBASTOPOL 3356 (REI)**

Agent Comments

 2    1    2

**Price:** \$210,000

**Method:** Private Sale

**Date:** 17/03/2017

**Rooms:** 3

**Property Type:** Apartment



**4/16-18 Bacchus Rd MOUNT CLEAR 3350 (REI)**

Agent Comments

 2    1    1

**Price:** \$209,950

**Method:** Private Sale

**Date:** 18/05/2017

**Rooms:** 5

**Property Type:** Townhouse (Single)

## Statement of Information

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

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 4/207 Yarrowee 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 \$210,000

#### Median sale price

Median price \$211,250

Unit X

Suburb Sebastopol

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/234 Albert St SEBASTOPOL 3356	\$225,000	27/01/2017
3/274a Albert St SEBASTOPOL 3356	\$210,000	17/03/2017
4/16-18 Bacchus Rd MOUNT CLEAR 3350	\$209,950	18/05/2017