

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	57 Grant Street, Sebastopol Vic 3356
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Indicative selling price

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

Single price	\$435,000
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Median sale price

Median price	\$265,000	House	X	Unit		Suburb or locality	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 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	11 Bellview Ct DELACOMBE 3356	\$460,000	19/05/2017
2	2 Lynrose CI SEBASTOPOL 3356	\$435,000	19/06/2017
3	5 Indiana Dr DELACOMBE 3356	\$415,000	02/08/2017

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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 3  2  2

Rooms:
Property Type: House
Land Size: 1191 sqm approx
Agent Comments

Indicative Selling Price
\$435,000
Median House Price
September quarter 2017: \$265,000

Comparable Properties



11 Bellview Ct DELACOMBE 3356 (REI/VG)

Agent Comments

 4  2  3

Price: \$460,000
Method: Private Sale
Date: 19/05/2017
Rooms: -
Property Type: House
Land Size: 1058 sqm approx



2 Lynrose Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

 4  2  6

Price: \$435,000
Method: Private Sale
Date: 19/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 714 sqm approx



5 Indiana Dr DELACOMBE 3356 (REI)

Agent Comments

 4  2  2

Price: \$415,000
Method: Private Sale
Date: 02/08/2017
Rooms: -
Property Type: House (Res)