

# 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

2 Ophir 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

\$\*

or range between

\$280,000

&

\$290,000

### Median sale price

Median price

\$289,500

\*House

☒

\*Unit

☐

Suburb  
or locality

Sebastopol

Period - From

01/07/2018

to

30/09/2018

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
523 Sutton Street, Sebastopol 3356	\$296,000	05/09/2018
12 Iona Drive, Sebastopol 3356	\$295,000	22/10/2018
7 St Georges Court, Sebastopol 3356	\$287,000	04/09/2018