

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

95 Grant Street, Sebastopol 3356

Indicative selling price

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

Single price

\$*

or range between

\$260,000

&

\$280,000

Median sale price

Median price

\$280,000

*House

X

*Unit

Suburb
or locality

Sebastopol

Period - From

Sept 2018

to

Oct 2018

Source

Core Logic

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
1286 Vickers Street, Sebastopol 3356	\$262,500	14/05/2018
23 Edwards Street, Sebastopol 3356	\$260,000	31/10/2017
36 Beverin Street, Sebastopol 3356	\$261,500	04/12/2017