

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 1/22a Kent Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$235,000 & \$245,000

Median sale price

Median price \$215,250 House Unit X Suburb Sebastopol

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/108 beverin St SEBASTOPOL 3356	\$248,000	06/10/2017
2	1/108 beverin St SEBASTOPOL 3356	\$239,000	03/10/2017
3	1/110 Park St.E REDAN 3350	\$230,000	16/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$235,000 - \$245,000
Median Unit Price
Year ending December 2017: \$215,250

Comparable Properties



2/108 beverin St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$248,000
Method: Private Sale
Date: 06/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size: 210 sqm approx



1/108 beverin St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$239,000
Method: Private Sale
Date: 03/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/110 Park St.E REDAN 3350 (REI)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 16/10/2017
Rooms: 3
Property Type: Unit