

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 37 Oscar Drive, 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

\$245,000

### MEDIAN SELLING PRICE

Median price

\$259,000

House

x

Suburb or  
locality

Sebastopol

Period - From

01/04/2016

31/03/2017

REIV

### COMPARABLE PROPERTY SALES

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 comparable to the property for sale.

Address of comparable property	Price	Date of Sale
33 Oscar Dr SEBASTOPOL 3356	\$255,000	04/07/2016
39 Oscar Dr SEBASTOPOL 3356	\$249,995	20/03/2017
21 Oscar Dr SEBASTOPOL 3356	\$222,500	15/07/2016



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.