

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price \$ 195,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 212,500

\*unit X

Suburb  
or locality Sebastopol

Period - From June 2017 to June 2018

Source REIV

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

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 Unit 3/2 Sayle Street, Sebastopol	\$ 195,000	07/04/2017
2 Unit 9/66 Albert Street, Sebastopol	\$ 200,000	17/03/2017
3 Unit 2/507 Bell Street, Redan	\$ 205,000	02/02/2017