

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

Single price \$265,000

Median sale price

Median price \$254,000

House x

Suburb or locality Sebastopol

Period - From 31/12/16

to 31/12/17

Source 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 most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 49 Edwards Street, Sebastopol | \$252,000 | 3/7/17 |
| 175 Morgan Street, Sebastopol | \$258,000 | 8/8/16 |
| 4 King Drive, Sebastopol | \$282,000 | 7/2/17 |