

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 108 Beverin Street, Sebastopol Vic 3356

Indicative selling price

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

Single price \$239,950

Median sale price

Median price \$231,000 House Unit X Suburb or locality Sebastopol

Period - From 01/01/2018 to 31/12/2018 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	23 Alexandra St SEBASTOPOL 3356	\$258,000	16/11/2018
2	7 Alfred St SEBASTOPOL 3356	\$240,000	31/10/2018
3	1/44 Bridge St SEBASTOPOL 3356	\$238,000	12/10/2018

OR

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



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Rooms: 5/3
Property Type: Unit
Land Size: 297 sqm approx

Agent Comments

Street frontage on compact allotment. Great location close to Post Office, supermarket, bowling club etc. Very solid 3 bedroom with air con, central heating and solid fuel heating. Neat kitchen, single carport

Indicative Selling Price
 \$239,950

Median Unit Price
 Year ending December 2018: \$231,000

Comparable Properties



23 Alexandra St SEBASTOPOL 3356 (REI/VG) [Agent Comments](#)

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Price: \$258,000
Method: Private Sale
Date: 16/11/2018
Rooms: -
Property Type: House
Land Size: 353 sqm approx



7 Alfred St SEBASTOPOL 3356 (REI/VG) [Agent Comments](#)

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Price: \$240,000
Method: Private Sale
Date: 31/10/2018
Rooms: -
Property Type: House
Land Size: 294 sqm approx



1/44 Bridge St SEBASTOPOL 3356 (REI/VG) [Agent Comments](#)

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Price: \$238,000
Method: Private Sale
Date: 12/10/2018
Rooms: -
Property Type: House
Land Size: 280 sqm approx