



STATEMENT OF INFORMATION

1/68 VICTORIA STREET, SEBASTOPOL, VIC 3356

PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/68 VICTORIA STREET, SEBASTOPOL,

3 1 1

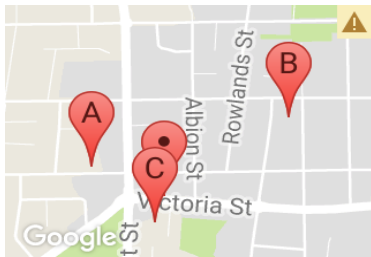
Indicative Selling Price

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

Price Range: \$220,000 to \$235,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (Unit)

\$203,750

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/88 BIRDWOOD AVE, SEBASTOPOL, VIC 3356

2 2 1

Sale Price

\$235,000

Sale Date: 20/03/2017

Distance from Property: 259m



3/132 SPENCER ST, SEBASTOPOL, VIC 3356

3 2 2

Sale Price

\$236,500

Sale Date: 27/10/2016

Distance from Property: 496m



6/145 GRANT ST, SEBASTOPOL, VIC 3356

2 1 2

Sale Price

\$235,000

Sale Date: 24/10/2016

Distance from Property: 101m



This report has been compiled on 21/08/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/68 VICTORIA STREET, SEBASTOPOL, VIC 3356

Indicative selling price

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

Price Range: \$220,000 to \$235,000

Median sale price

Median price

\$203,750

House

Unit

X

Suburb

SEBASTOPOL

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
2/88 BIRDWOOD AVE, SEBASTOPOL, VIC 3356	\$235,000	20/03/2017
3/132 SPENCER ST, SEBASTOPOL, VIC 3356	\$236,500	27/10/2016
6/145 GRANT ST, SEBASTOPOL, VIC 3356	\$235,000	24/10/2016