

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
6 Robilliard Way, Sebastopol Vic 3356

Indicative selling price

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

Range between \$425,000 & \$445,000

Median sale price

Median price \$295,000 House X Unit Suburb or locality Sebastopol

Period - From 01/10/2018 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 Menhennet Dr DELACOMBE 3356	\$440,000	18/09/2018
2	338 Vickers St SEBASTOPOL 3356	\$435,000	16/01/2019
3	23 Robilliard Way SEBASTOPOL 3356	\$410,000	02/10/2018

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.~~

6 Robilliard Way, Sebastopol Vic 3356



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$425,000 - \$445,000
Median House Price
December quarter 2018: \$295,000

Comparable Properties



23 Menhennet Dr DELACOMBE 3356 (REI/VG) **Agent Comments**

 4  2  2

Price: \$440,000
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: House
Land Size: 738 sqm approx



338 Vickers St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 4  2  4

Price: \$435,000
Method: Private Sale
Date: 16/01/2019
Rooms: 5
Property Type: House
Land Size: 763 sqm approx



23 Robilliard Way SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 3  2  2

Price: \$410,000
Method: Private Sale
Date: 02/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 670 sqm approx