Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	6 Pozieres Place, Sebastopol VIC 3356

Indicative selling price

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

Single price	$*	or range between	$*240,000	&	$250,000

Median sale price

(*Delete house or unit as applicable)

Median price	$225,750	*House		*Unit		Suburb	Sebastopol
Period - From	16/07/2017	to	16/07/2018			Source	Realestate.com.au

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 2/6 Webster Drive, Sebastopol, Vic 3356	$265,000	01/06/2018
2 A/101 Albert Street, Sebastopol	$225,000	28/05/2018
3 5/274a Albert Steet, Sebastopol	$225,000	26/04/2018