## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

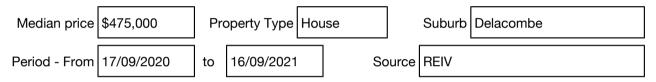
213 Park Street West, Delacombe Vic 3356

## Indicative selling price

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

Single price \$319,500

#### Median sale price



## 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	74 Hertford St SEBASTOPOL 3356	\$320,000	26/04/2021
2	130 Grant St SEBASTOPOL 3356	\$312,300	06/04/2021
3	20 Prest St REDAN 3350	\$306,150	16/04/2021

OR

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

This Statement of Information was prepared on:

17/09/2021 13:57









**Property Type:** Agent Comments Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$319,500 Median House Price 17/09/2020 - 16/09/2021: \$475,000

# **Comparable Properties**



74 Hertford St SEBASTOPOL 3356 (REI/VG)



Price: \$320,000 Method: Private Sale Date: 26/04/2021 Property Type: House Land Size: 584 sqm approx

130 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

Agent Comments



Price: \$312,300 Method: Private Sale Date: 06/04/2021 Property Type: House Land Size: 645 sqm approx



20 Prest St REDAN 3350 (REI/VG)



Agent Comments

Price: \$306,150 Method: Private Sale Date: 16/04/2021 Property Type: House Land Size: 480 sqm approx

#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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