

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 and
postcode

15 Parkgate Lane 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

\$169,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$185,000

Property type

Land

Suburb

Sebastopol

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 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

19 Bect Street Sebastopol VIC 3356	\$147,000	18-Apr-19
61 Grant Street Sebastopol VIC 3356	\$210,000	01-Oct-19
16 Clydesdale Drive Bonshaw VIC 3352	\$155,000	30-Jul-19

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 18 months.~~

This Statement of Information was prepared on: 20 January 2020

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19 Bect Street Sebastopol VIC 3356 Sold Price

\$147,000 Sold Date 18-Apr-19

3 2 2

Distance 0.72km



61 Grant Street Sebastopol VIC 3356

Sold Price

\$210,000 Sold Date 01-Oct-19

- - -

Distance 0.96km

\$20,000
1ST HOME BUILDING
REGIONAL GRANT
Secure Your Land NOW

16 Clydesdale Drive Bonshaw VIC 3352

Sold Price

\$155,000 Sold Date 30-Jul-19

4 2 2

Distance 0.97km

RS = Recent sale

UN = Undisclosed Sale

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