

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

13 Damon Court, Sebastopol 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 \$485,000 & \$505,000

Median sale price

Median price

\$357,500

Property type

House

Suburb

Sebastopol

Period - From

01/08/2020

to

31/07/2021

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
18 Carmichael Court, Sebastopol 3356	\$440,000	10/02/2021
11 Diesel Court, Sebastopol 3356	\$450,000	23/01/2021
7 Hardy Court, Sebastopol 3356	\$448,000	14/05/2021

This Statement of Information was prepared on: 04/08/2021