

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

15 Luth Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$420,000

Property Type House

Suburb Sebastopol

Period - From 01/01/2021

to 31/12/2021

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 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
1	13 Zora Ct SEBASTOPOL 3356	\$442,000	15/11/2021
2	40 Charlotte St SEBASTOPOL 3356	\$440,000	16/04/2021
3	23 Morgan St SEBASTOPOL 3356	\$437,000	10/11/2021

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:

03/02/2022 14:39



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Rooms: 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 752 sqm approx

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median House Price

Year ending December 2021: \$420,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

**13 Zora Ct SEBASTOPOL 3356 (REI)**

Agent Comments

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Price: \$442,000**Method:** Private Sale**Date:** 15/11/2021**Property Type:** House (Res)**Land Size:** 795 sqm approx**40 Charlotte St SEBASTOPOL 3356 (VG)**

Agent Comments

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Price: \$440,000**Method:** Sale**Date:** 16/04/2021**Property Type:** House (Res)**Land Size:** 569 sqm approx**23 Morgan St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

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Price: \$437,000**Method:** Private Sale**Date:** 10/11/2021**Property Type:** House**Land Size:** 754 sqm approx