

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

24 Jenkins Drive, Sebastopol 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$340,000

&

\$360,000

### Median sale price

Median price

\$287,440

\*House

☒

\*Unit

☐

Suburb  
or locality

Sebastopol

Period - From

01/07/2019

to

30/06/2019

Source

Corelogic

### Comparable property sales

**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 |
|--------------------------------------|-----------|--------------|
| 109B Edwards Street, Sebastopol 3356 | \$340,000 | 19/02/2019   |
| 207 Walker Street, Sebastopol 3356   | \$340,000 | 05/04/2019   |
| 14 Luth Street, Sebastopol 3356      | \$350,000 | 26/11/2018   |