

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

5/2 Alexandra Street, 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 \$* or range between \$380,000 & \$400,000

Median sale price

Median price \$327,500 Property type Unit Suburb Sebastopol

Period - From 01.05.2021 to 30.04.2022 Source Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
16/25 Dare Street Wendouree VIC 3355	\$471,000	24.02.2022

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: 22.06.2022