

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

95 Beverin Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$289,999

Median sale price

Median price

\$315,000

Property Type

House

Suburb

Sebastopol

Period - From

01/04/2019

to

31/03/2020

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	8 St Georges Ct SEBASTOPOL 3356	\$320,000	15/04/2020
2	44 Edwards St SEBASTOPOL 3356	\$288,000	11/01/2020
3	4 Bala St SEBASTOPOL 3356	\$285,000	24/04/2020

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:

13/07/2020 08:35



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Property Type: House (Res)

Land Size: 474 sqm approx

Agent Comments

Indicative Selling Price

\$289,999

Median House Price

Year ending March 2020: \$315,000

Comparable Properties



8 St Georges Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$320,000

Method: Private Sale

Date: 15/04/2020

Property Type: House

Land Size: 748 sqm approx



44 Edwards St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 4

Price: \$288,000

Method: Sale by Tender

Date: 11/01/2020

Property Type: House

Land Size: 685 sqm approx



4 Bala St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$285,000

Method: Private Sale

Date: 24/04/2020

Rooms: 4

Property Type: House

Land Size: 651 sqm approx