

## 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 and  
postcode

1/41 Yarrowee Street, Sebastopol, VIC 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

\$270,000

&

\$285,000

### Median sale price

Median price

\$ 231,000

Property type

Unit

Suburb

SEBASTOPOL

Period - From

13/08/2018

to

13/02/2020

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
1 2/44 Bridge Street Sebastopol	\$260,000	01/11/2019
2 2/312a Albert Street Sebastopol	\$285,000	25/09/2019
3 8/88 Birdwood Avenue Sebastopol	\$276,000	21/04/2019

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:

13/02/2020