

## 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 16 Orion 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) (\*Delete single price or range as applicable)

Single Price \$440,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$366,000

Property type

House

Suburb

Sebastopol

Period-from 01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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
71 Yarrowee Street Sebastopol VIC 3356	\$405,000	10-Sep-21
301 Rubicon Street Sebastopol VIC 3356	\$445,000	29-Apr-21
32 Harbour Drive Sebastopol VIC 3356	\$445,500	10-Jun-21

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: 01 October 2021



**71 Yarrowee Street Sebastopol VIC 3356** Sold Price

<sup>RS</sup> **\$405,000** Sold Date **10-Sep-21**

 3  1  2

Distance **0.56km**



**301 Rubicon Street Sebastopol VIC 3356** Sold Price

**\$445,000** Sold Date **29-Apr-21**

 3  1  2

Distance **0.64km**



**32 Harbour Drive Sebastopol VIC 3356** Sold Price

**\$445,500** Sold Date **10-Jun-21**

 3  1  1

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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