

# 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

17 Oscar Drive, Sebastopol Vic 3356

### Indicative selling price

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

Range between \$380,000 & \$390,000

### Median sale price

Median price \$430,000

Property Type House

Suburb Sebastopol

Period - From 01/04/2023

to 31/03/2024

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	22 Yarra Park Dr SEBASTOPOL 3356	\$410,000	02/05/2023
2	224 Walker St SEBASTOPOL 3356	\$395,000	20/02/2024
3	232 Walker St SEBASTOPOL 3356	\$380,500	24/02/2024

**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:

16/05/2024 12:43

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**Indicative Selling Price**

\$380,000 - \$390,000

**Median House Price**

Year ending March 2024: \$430,000



3 1 1

**Property Type:** House

**Land Size:** 200 sqm approx

**Agent Comments**

## Comparable Properties



**22 Yarra Park Dr SEBASTOPOL 3356 (REI/VG)** **Agent Comments**

3 1 1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 02/05/2023

**Property Type:** House

**Land Size:** 300 sqm approx



**224 Walker St SEBASTOPOL 3356 (REI/VG)** **Agent Comments**

3 1 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House (Res)

**Land Size:** 301 sqm approx



**232 Walker St SEBASTOPOL 3356 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$380,500

**Method:** Private Sale

**Date:** 24/02/2024

**Property Type:** House

**Land Size:** 300 sqm approx

**Account - Ballarat Property Agents | P: 03 5324 2408**