

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

46 Edwards 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

House

Suburb

Sebastopol

Period-from

01 Aug 2020

to

31 Jul 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

45 Edwards Street Sebastopol VIC 3356	\$340,000	05-Mar-21
52 Victoria Street Sebastopol VIC 3356	\$340,000	02-Jul-21
255 Albert Street Sebastopol VIC 3356	\$342,500	27-May-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: 06 August 2021



45 Edwards Street Sebastopol VIC 3356

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Sold Price

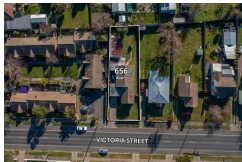
\$340,000

Sold Date

05-Mar-21

Distance

0.06km



52 Victoria Street Sebastopol VIC 3356

3 1 1

Sold Price

^{RS} **\$340,000**

Sold Date

02-Jul-21

Distance

0.16km



255 Albert Street Sebastopol VIC 3356

2 1 1

Sold Price

\$342,500

Sold Date

27-May-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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