

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address including suburb and postcode

30 Baudinette Drive, Sebastopol, VIC 3356

## Indicative selling price

\$ 360,000 - \$ 370,000

Range between

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

## Median sale price

Median price  
\$ 330,000

House

\*Delete house or unit as applicable

Suburb  
SEBASTOPOL

Period from  
14/02/2018

Period to  
14/08/2019

Source  
CoreLogic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



325 VICKERS STREET  
SEBASTOPOL

4 2 2

Normal Sale \$350,000  
Date Sold 09/01/2019  
Land 518 sqm



21 BONSHAW DRIVE  
SEBASTOPOL

4 2 2

Normal Sale \$367,000  
Date Sold 31/10/2018  
Land 670 sqm



5 HEPPNER COURT  
SEBASTOPOL

3

\$375,000  
Date Sold 17/01/2019  
Land 602 sqm

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