<u>buxton</u>

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

Median sale price

Median price \$ 330,000

House

Suburb SEBASTOPOL

Period from 14/02/2018

Period to 14/08/2019

*Delete house or unit as applicable

Source CoreLogic

Comparable property sales

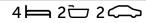
These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



325 VICKERS STREET SEBASTOPOL

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

Land 518 sqm





21 BONSHAW DRIVE SEBASTOPOL

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



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5 HEPPNER COURT SEBASTOPOL

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

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