

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

12 CROWN 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$251,500

Property type

Land

Suburb

Sebastopol

Period-from

01 Feb 2024

to

31 Jan 2025

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

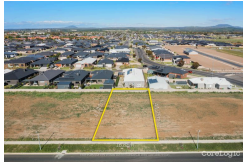
Date of sale

39 RANCE ROAD DELACOMBE VIC 3356	\$365,000	23-Apr-24
20 CARISBROOK CRESCENT WINTER VALLEY VIC 3358	\$365,000	06-May-24
13 CASELLI STREET BALLARAT EAST VIC 3350	\$380,000	25-May-23

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: 25 February 2025



39 RANCE ROAD DELACOMBE VIC 3356

- - -

Sold Price

\$365,000

Sold Date **23-Apr-24**

Distance **1.75km**



**20 CARISBROOK CRESCENT
WINTER VALLEY VIC 3358**

5 2 2

Sold Price

Sold Date **06-May-24**

Distance **4.62km**



**13 CASELLI STREET BALLARAT
EAST VIC 3350**

- - -

Sold Price

\$380,000

Sold Date **25-May-23**

Distance **6.64km**

RS = Recent sale

UN = Undisclosed Sale

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