

# 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

33 Cromwell Street, Sebastopol Vic 3356

### Indicative selling price

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

Single price

\$545,000

### Median sale price

Median price

\$445,000

Property Type

House

Suburb

Sebastopol

Period - From

01/10/2021

to

31/12/2021

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 | 304 Leith St REDAN 3350        | \$550,000 | 26/10/2021   |
| 2 | 2a Rubicon St REDAN 3350       | \$541,000 | 30/11/2021   |
| 3 | 76 Grant St SEBASTOPOL 3356    | \$540,000 | 10/04/2021   |

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:

24/02/2022 09:46



3   1   3

**Rooms:** 5

**Property Type:** Residence

**Land Size:** 663 sqm approx

Agent Comments

## Comparable Properties



**304 Leith St REDAN 3350 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 26/10/2021

**Property Type:** House

**Land Size:** 836 sqm approx



**2a Rubicon St REDAN 3350 (VG)**

Agent Comments

3   -   -

**Price:** \$541,000

**Method:** Sale

**Date:** 30/11/2021

**Property Type:** House (Res)

**Land Size:** 753 sqm approx



**76 Grant St SEBASTOPOL 3356 (VG)**

Agent Comments

3   -   -

**Price:** \$540,000

**Method:** Sale

**Date:** 10/04/2021

**Property Type:** House (Res)

**Land Size:** 960 sqm approx