

## 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

37 Victoria 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,000

Property type

House

Suburb

Sebastopol

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 109 Walker Street Sebastopol VIC 3356  | \$390,000 | 30-Sep-21 |
| 6 Tower Street Sebastopol VIC 3356     | \$385,000 | 30-Jun-21 |
| 171 Spencer Street Sebastopol VIC 3356 | \$415,000 | 30-Aug-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: 27 February 2022



**109 Walker Street Sebastopol VIC 3356**

3 1 3

Sold Price

**\$390,000**

Sold Date

**30-Sep-21**

Distance

**0.43km**



**6 Tower Street Sebastopol VIC 3356**

3 1 -

Sold Price

**\$385,000**

Sold Date

**30-Jun-21**

Distance

**0.24km**



**171 Spencer Street Sebastopol VIC 3356**

3 1 1

Sold Price

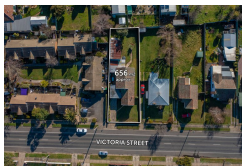
**\$415,000**

Sold Date

**30-Aug-21**

Distance

**0.28km**



**52 Victoria Street Sebastopol VIC 3356**

3 1 1

Sold Price

**\$340,000**

Sold Date

**29-Jun-21**

Distance

**0.16km**



**2 Peter Court Sebastopol VIC 3356**

3 1 2

Sold Price

**\$415,000**

Sold Date

**11-Jun-21**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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