

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

31 Mount View Drive, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$570,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Sebastopol

Period - From

01/04/2023

to

30/06/2023

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	2 Camillo Ct SEBASTOPOL 3356	\$595,000	08/05/2023
2	7 Ellsworth Cl SEBASTOPOL 3356	\$590,000	11/02/2023
3	13 Mountview Dr SEBASTOPOL 3356	\$550,000	14/03/2023

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:

15/09/2023 14:15



 3  2  2

Rooms: 6
Property Type: House
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median House Price
June quarter 2023: \$470,000

Comparable Properties



2 Camillo Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  2  2

Price: \$595,000
Method: Private Sale
Date: 08/05/2023
Property Type: House (Res)
Land Size: 924 sqm approx



7 Ellsworth Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  2  4

Price: \$590,000
Method: Private Sale
Date: 11/02/2023
Property Type: House (Res)
Land Size: 803 sqm approx



13 Mountview Dr SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 3  2  2

Price: \$550,000
Method: Private Sale
Date: 14/03/2023
Property Type: House
Land Size: 623 sqm approx