## 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	1/38 Orion Street, Sebastopol Vic 3356
Including suburb or	
locality and postcode	

## Indicative selling price

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

Single price \$350,000

#### Median sale price

Median price	\$370,000	Pro	perty Type	Townhouse		Suburb	Sebastopol
Period - From	12/02/2024	to	11/02/2025		Source	Property	/ Data

# 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

1	1/705 Skipton St REDAN 3350	\$350,000	11/02/2025
2	10 Bilston PI SEBASTOPOL 3356	\$351,000	14/12/2024
3	3/38 Orion St SEBASTOPOL 3356	\$345,000	06/10/2023

#### 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:	12/02/2025 12:55



Date of sale



Jason Ingram 0488 471 614 jason.ingram@fletchers.net.au

**Indicative Selling Price** \$350,000 **Median Townhouse Price** 12/02/2024 - 11/02/2025: \$370,000

Rooms: 5

Property Type: Townhouse

(Single)

Land Size: 226 sqm approx

**Agent Comments** 

# Comparable Properties

19.1

MapTiler © OpenStreetMap contributors

27.1



1/705 Skipton St REDAN 3350 (REI)

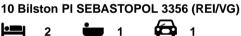


2



Price: \$350,000 Method: Private Sale Date: 11/02/2025 Property Type: House





2

Date: 14/12/2024





Price: \$351,000 Method: Auction Sale

Property Type: House (Res) Land Size: 176 sqm approx

Agent Comments

**Agent Comments** 



3/38 Orion St SEBASTOPOL 3356 (REI/VG)





Price: \$345,000 Method: Private Sale Date: 06/10/2023 Property Type: House Land Size: 192 sqm approx **Agent Comments** 

Account - Fletchers | P: 03 5333 4797





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.