

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

29 Jenkins Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between \$430,000 & \$450,000

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	4 Teague Ct SEBASTOPOL 3356	\$450,000	26/08/2021
2	120 Spencer St SEBASTOPOL 3356	\$440,000	15/11/2021
3	74 Victoria St SEBASTOPOL 3356	\$420,000	07/12/2021

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:

03/02/2022 10:28



Property Type: House (Previously Occupied - Detached)
Land Size: 542 sqm approx
 Agent Comments

Indicative Selling Price
 \$430,000 - \$450,000
Median House Price
 December quarter 2021: \$445,000

Comparable Properties



4 Teague Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 26/08/2021
Property Type: House (Res)
Land Size: 680 sqm approx



120 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 15/11/2021
Property Type: House
Land Size: 637 sqm approx



74 Victoria St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/12/2021
Property Type: House
Land Size: 568 sqm approx