

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

209 TAIT STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$265,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$175,750

Property type

Land

Suburb

Sebastopol

Period-from

01 Aug 2021

to

31 Jul 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

91 DAIRYMANS WAY BONSHAW VIC 3352	\$270,000	07-Jan-22
56 DAIRYMANS WAY BONSHAW VIC 3352	\$245,000	25-Mar-21
104 CROWN STREET SEBASTOPOL VIC 3356	\$235,000	21-May-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: 09 August 2022

McGrath

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91 DAIRMANS WAY BONSHAW VIC 3352

- - -

Sold Price

\$270,000

Sold Date

07-Jan-22

Distance

0.46km



56 DAIRMANS WAY BONSHAW VIC 3352

4 2 -

Sold Price

\$245,000

Sold Date

25-Mar-21

Distance

0.38km



104 CROWN STREET SEBASTOPOL VIC 3356

- - -

Sold Price

\$235,000

Sold Date

21-May-21

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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