

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

20 Rowlands Street, 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

\$435,000

Property Type

House

Suburb

Sebastopol

Period - From

01/07/2021

to

30/09/2021

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	32 Harbour Dr SEBASTOPOL 3356	\$445,500	22/06/2021
2	37 Rowlands St SEBASTOPOL 3356	\$435,000	13/07/2021
3	93 Rowlands St SEBASTOPOL 3356	\$435,000	16/12/2020

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:

07/12/2021 23:02



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
September quarter 2021: \$435,000

Comparable Properties



32 Harbour Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$445,500
Method: Private Sale
Date: 22/06/2021
Property Type: House (Res)
Land Size: 773 sqm approx



37 Rowlands St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$435,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 674 sqm approx



93 Rowlands St SEBASTOPOL 3356 (REI/VG)

Agent Comments

4 2 3

Price: \$435,000
Method: Private Sale
Date: 16/12/2020
Property Type: House (Res)
Land Size: 769 sqm approx