

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

2/4 Camillo Court, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$335,000

Property Type

House

Suburb

Sebastopol

Period - From

21/01/2020

to

20/01/2021

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	1a Ascot Gardens Dr DELACOMBE 3356	\$435,000	21/12/2020
2	5 Antoinette Av BONSHAW 3352	\$430,000	14/09/2020
3	30 Settlers Dr BONSHAW 3352	\$430,000	03/02/2020

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:

21/01/2021 13:39

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Indicative Selling Price

\$420,000

Median House Price

21/01/2020 - 20/01/2021: \$335,000



3 2 2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



1a Ascot Gardens Dr DELACOMBE 3356 (REI) Agent Comments

3 2 3

Price: \$435,000

Method: Private Sale

Date: 21/12/2020

Property Type: House

Land Size: 345 sqm approx



5 Antoinette Av BONSHAW 3352 (REI/VG) Agent Comments

3 2 2

Price: \$430,000

Method: Private Sale

Date: 14/09/2020

Rooms: 5

Property Type: House

Land Size: 475 sqm approx



30 Settlers Dr BONSHAW 3352 (VG) Agent Comments

3 - -

Price: \$430,000

Method: Sale

Date: 03/02/2020

Property Type: House (Res)

Land Size: 544 sqm approx