

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

22 Victoria 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

\$290,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$331,250

Property type

House

Suburb

Sebastopol

Period-from

01 Nov 2019

to

31 Oct 2020

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

26 Victoria Street Sebastopol VIC 3356	\$290,000	10-Oct-19
5 Claymore Court Sebastopol VIC 3356	\$300,000	27-May-20
150 Yarrowee Street Sebastopol VIC 3356	\$305,000	20-Sep-19

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 November 2020



26 Victoria Street Sebastopol VIC 3356

Sold Price **\$290,000** Sold Date **10-Oct-19**

 3  1  3

Distance **0.05km**



5 Claymore Court Sebastopol VIC 3356

Sold Price **\$300,000** Sold Date **27-May-20**

 3  1  2

Distance **0.16km**



150 Yarrowee Street Sebastopol VIC 3356

Sold Price **\$305,000** Sold Date **20-Sep-19**

 3  1  1

Distance **0.45km**



2 Warreen Street Sebastopol VIC 3356

Sold Price ^{RS} **\$300,000** Sold Date **22-Oct-20**

 3  1  1

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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