

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

21 Hertford Street Sebastopol VIC 3356
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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 &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
70 Webb Road Bonshaw VIC 3352	\$265,000	04-03-2024
Lot 1453 Nevado Avenue Winter Valley VIC 3358	\$232,000	29-01-2024
52 Cormorant Grange Winter Valley VIC 3358	\$240,000	04-03-2024

This Statement of Information was prepared on: