

# 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

9 Bevtre Street Sebastopol VIC 3356
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### Indicative selling price

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

Single price  or range between \$410,000 & \$430,000

### Median sale price

Median price \$420,000 Property type House Suburb Sebastopol

Period - From 01-03-2021 to 28-02-2022 Source Corelogic

### 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
33 Kent Street Sebastopol VIC 3356	\$438,000	03-03-2022
22 Alfred Street Sebastopol VIC 3356	\$420,000	05-11-2021
1 Weeah Court Sebastopol VIC 3356	\$425,000	05-03-2022

This Statement of Information was prepared on: 22-03-2022