

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

113 Edwards 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

\$465,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Jul 2020

to

30 Jun 2021

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

57 Berrigan Drive Bonshaw VIC 3352	\$515,000	12-Feb-21
333 Vickers Street Sebastopol VIC 3356	\$445,000	10-Jun-21
337 Vickers Street Sebastopol VIC 3356	\$475,000	24-Jun-21

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: 14 July 2021



57 Berrigan Drive Bonshaw VIC 3352

4 2 2

Sold Price

\$515,000

Sold Date

12-Feb-21

Distance

1.57km



333 Vickers Street Sebastopol VIC 3356

4 2 2

Sold Price

^{RS} **\$445,000**

Sold Date

10-Jun-21

Distance

1.6km



337 Vickers Street Sebastopol VIC 3356

4 2 2

Sold Price

^{RS} **\$475,000**

Sold Date

24-Jun-21

Distance

1.61km



26 Chifley Drive Delacombe VIC 3356

4 2 2

Sold Price

\$433,000

Sold Date

08-Mar-21

Distance

1.8km



11 Deakin Drive Delacombe VIC 3356

4 2 2

Sold Price

\$467,500

Sold Date

29-Mar-21

Distance

1.89km



3 Dante Crescent Bonshaw VIC 3352

4 2 2

Sold Price

\$465,000

Sold Date

18-May-21

Distance

2.04km

RS = Recent sale

UN = Undisclosed Sale

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**4 Yarrowee Street Sebastopol VIC
3356**

Sold Price

^{RS}**\$460,000**

Sold Date

07-May-21

4



2



2

Distance

2.69km**RS** = Recent sale**UN** = Undisclosed Sale

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