

13 Sayle Street, Sebastopol Vic 3356



Trevor Petrie

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Indicative Selling Price

\$455,000

Median House Price

December quarter 2022: \$475,000



3 1 2

Rooms: 7

Property Type: Residence

Land Size: 698 sqm approx

Agent Comments

Comparable Properties



108 Bell St REDAN 3350 (REI)

3 1 2

Agent Comments

Price: \$455,000

Method: Private Sale

Date: 05/12/2022

Property Type: House



711 Skipton St REDAN 3350 (REI/VG)

3 1 1

Agent Comments

Price: \$455,000

Method: Private Sale

Date: 06/09/2022

Property Type: House

Land Size: 339 sqm approx



31 Orion St SEBASTOPOL 3356 (REI/VG)

3 1 6

Agent Comments

Price: \$440,000

Method: Private Sale

Date: 16/08/2022

Property Type: House (Res)

Land Size: 518 sqm approx

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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

13 Sayle Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sebastopol

Period - From

01/10/2022

to

31/12/2022

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	108 Bell St REDAN 3350	\$455,000	05/12/2022
2	711 Skipton St REDAN 3350	\$455,000	06/09/2022
3	31 Orion St SEBASTOPOL 3356	\$440,000	16/08/2022

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:

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