

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 Bolton Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$480,000 & \$495,000

Median sale price

Median price \$415,750

Property Type House

Suburb Sebastopol

Period - From 01/07/2023

to 30/06/2024

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	40 Baudinette Dr SEBASTOPOL 3356	\$485,000	10/10/2023
2	19 Bolton St SEBASTOPOL 3356	\$455,000	27/03/2024
3	32 Baudinette Dr SEBASTOPOL 3356	\$450,000	06/06/2024

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:

21/10/2024 10:07



 4  2  2

Property Type: House

Land Size: 321 sqm approx

Agent Comments

Comparable Properties



40 Baudinette Dr SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 4  2  2

Price: \$485,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 517 sqm approx

19 Bolton St SEBASTOPOL 3356 (VG)

Agent Comments

 4  -  -

Price: \$455,000

Method: Sale

Date: 27/03/2024

Property Type: House (Res)

Land Size: 329 sqm approx



32 Baudinette Dr SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 4  2  2

Price: \$450,000

Method: Private Sale

Date: 06/06/2024

Property Type: House

Land Size: 519 sqm approx