

# 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

62 Orion Street, Sebastopol Vic 3356

### 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 \$255,000 & \$265,000

### Median sale price

Median price

\$298,500

Property type

House

Suburb

Sebastopol

Period - From

29/07/18

to

29/07/19

Source

REA

### 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
38 Vickers Street, Sebastopol Vic 3356	\$275,000	21/06/19
7 Hertford Street, Sebastopol Vic 3356	\$265,000	19/02/19
124 Spencer Street, Sebastopol Vic 3356	\$255,000	05/03/19

This Statement of Information was prepared on: 13/09/2019