

# 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

35 Birdwood Avenue, Sebastopol 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 \$265,000 & \$275,000

### Median sale price

Median price

\$305,000

Property type

House

Suburb

Sebastopol

Period - From

01/01/2019

to

31/12/2019

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
2/234 Albert Street, Sebastopol 3356	\$290,000	05/11/2019
26 Yarra Park Drive, Sebastopol 3356	\$251,000	18/11/2019
4 Mountview Drive, Sebastopol 3356	\$310,000	09/09/2019

**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: 20/01/2020