

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

24 Orion Street, Sebastopol, VIC 3356

Indicative selling price

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

Single price

or range between

\$330,000

&

\$345,000

Median sale price

Median price

\$ 305,744

Property type

House

Suburb

SEBASTOPOL

Period - From

20/08/2018

to

20/02/2020

Source

CoreLogic

Comparable property sales

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
1 302 Rubicon Street Redan	\$350,000	25/01/2020
2 1 Mountview Drive Sebastopol	\$410,000	18/11/2019
3 61 Beverin Street Sebastopol	\$340,000	02/10/2019

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:

20/02/2020