

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

159 SPENCER STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

House

Suburb

Sebastopol

Period-from

01 Apr 2021

to

31 Mar 2022

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

15 EDWARDS STREET SEBASTOPOL VIC 3356	\$482,500	04-Oct-21
162 SPENCER STREET SEBASTOPOL VIC 3356	\$480,000	05-Oct-21
47 EDWARDS STREET SEBASTOPOL VIC 3356	\$495,000	31-Jan-22

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: 29 April 2022



**15 EDWARDS STREET
SEBASTOPOL VIC 3356**

3 1 2

Sold Price

\$482,500

Sold Date

04-Oct-21

Distance

0.36km



**162 SPENCER STREET
SEBASTOPOL VIC 3356**

3 1 2

Sold Price

\$480,000

Sold Date

05-Oct-21

Distance

0.08km



**47 EDWARDS STREET
SEBASTOPOL VIC 3356**

3 1 2

Sold Price

\$495,000

Sold Date

31-Jan-22

Distance

0.21km



**6 HAMISH COURT SEBASTOPOL
VIC 3356**

3 1 2

Sold Price

\$511,000

Sold Date

19-Sep-21

Distance

1.39km



**21 VICTORIA STREET SEBASTOPOL
VIC 3356**

3 1 1

Sold Price

\$460,500

Sold Date

27-Nov-21

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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