

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

147 EDWARDS 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,250

Property type

House

Suburb

Sebastopol

Period-from

01 Jun 2023

to

31 May 2024

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

5 OWEN COURT SEBASTOPOL VIC 3356	\$570,000	22-Mar-24
16 DAIRYMANS WAY BONSHAW VIC 3352	\$585,000	10-Apr-24
11 NEWAY AVENUE DELACOMBE VIC 3356	\$575,000	05-Apr-24

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: 13 June 2024



5 OWEN COURT SEBASTOPOL VIC 3356

Sold Price

\$570,000

Sold Date

22-Mar-24

 4  2  4

Distance

1.01km



16 DAIRYMANS WAY BONSHAW VIC 3352

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date

10-Apr-24

 3  2  2

Distance

1.37km



11 NEWAY AVENUE DELACOMBE VIC 3356

Sold Price

\$575,000

Sold Date

05-Apr-24

 4  2  -

Distance

2.81km

RS = Recent sale

UN = Undisclosed Sale

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