

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

137 Birdwood Avenue, Sebastopol, VIC 3356

Indicative selling price

Single Price or Range between

\$389,000

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

Median sale price

Median Price

\$289,000

Property Type

House

Suburb

SEBASTOPOL

Period From

10/04/2018

Period To

10/10/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



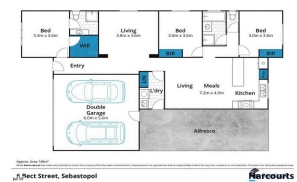
**135 BIRDWOOD AVENUE
SEBASTOPOL**

4 2 2

Price \$370,000

Date of Sale 13/09/2019

Land 416 sqm



**6 BECT STREET
SEBASTOPOL**

3 2 2

Price \$385,000

Date of Sale 09/09/2019

Land 419 sqm



**14 DIESEL COURT
SEBASTOPOL**

4 2 2

Price \$397,500

Date of Sale 10/07/2019

Land 687 sqm