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

19a Verdon Street, Sebastopol Vic 3356

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$495,000		&		\$525,000			
Median sale pi	rice							
Median price	\$420,000	Pro	operty Type	Hou	se		Suburb	Sebastopol
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	120 Albert St SEBASTOPOL 3356	\$501,000	15/10/2024
2	62 Yarrowee St SEBASTOPOL 3356	\$550,000	06/09/2024
3	303 Yarrowee Pde REDAN 3350	\$500,000	31/08/2024

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:

08/02/2025 13:09



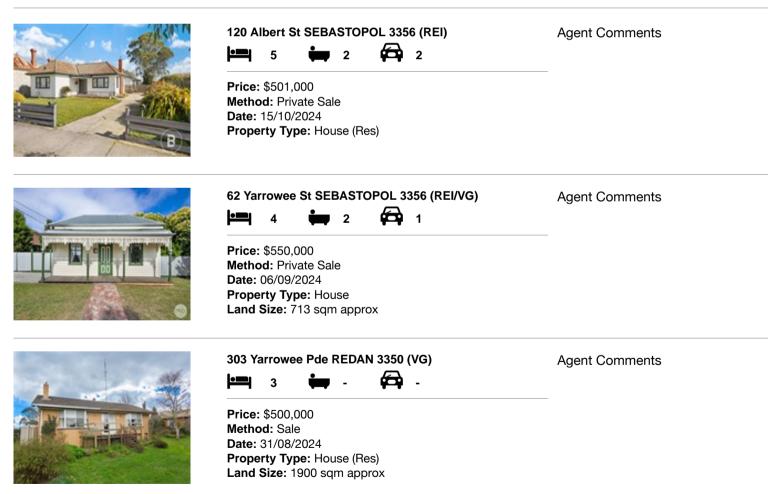






Rooms: 6 Property Type: House Land Size: 426 sqm approx Agent Comments Indicative Selling Price \$495,000 - \$525,000 Median House Price December quarter 2024: \$420,000

Comparable Properties



Account - Fletchers | P: 03 5333 4797



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