

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 consumer.vic.gov.au/underquoting

Range between \$495,000 & \$525,000

Median sale price

Median price \$420,000 Property Type House Suburb Sebastopol

Period - From 01/10/2024 to 31/12/2024 Source 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.

	Address 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



3 1 1

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



120 Albert St SEBASTOPOL 3356 (REI)

Agent Comments

5 2 2

Price: \$501,000
Method: Private Sale
Date: 15/10/2024
Property Type: House (Res)



62 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

4 2 1

Price: \$550,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 713 sqm approx



303 Yarrowee Pde REDAN 3350 (VG)

Agent Comments

3 - -

Price: \$500,000
Method: Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 1900 sqm approx

Account - Fletchers | P: 03 5333 4797