

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

11 Diesel Court 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

House

Suburb

Sebastopol

Period-from

01 Jan 2020

to

31 Dec 2020

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

23 Carmichael Court Sebastopol VIC 3356	\$390,000	22-Oct-20
2 Hardy Court Sebastopol VIC 3356	\$385,000	14-Oct-20
25 Josephine Way Sebastopol VIC 3356	\$485,000	05-Aug-20

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: 11 January 2021

**23 Carmichael Court Sebastopol VIC 3356**Sold Price **\$390,000** Sold Date **22-Oct-20**

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Distance **0.12km****2 Hardy Court Sebastopol VIC 3356**Sold Price **\$385,000** Sold Date **14-Oct-20**

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Distance **0.5km****25 Josephine Way Sebastopol VIC 3356**Sold Price **\$485,000** Sold Date **05-Aug-20**

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Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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