

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

31 Orion 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 \$430,000 & \$460,000

Median sale price

Median price \$440,000

Property type House

Suburb Sebastopol

Period - From 01.06.2021

to

31.05.2022

Source Corelogic

Comparable property sales

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
42 Orion Street Sebastopol VIC 3356	\$432,000	13.03.2022
901 Skipton Street Redan VIC 3350	\$460,000	13.05.2022
56-58 Yarrowee Street Sebastopol VIC 3356	\$470,000	18.01.2022

This Statement of Information was prepared on: 29.06.2022