## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

26 Hinkler Avenue Sebastopol VIC 3356 \$470,000 27/08/202  4 Teague Court Sebastopol VIC 3356 \$450,000 18/08/202  197 Spencer Street Sebastopol VIC 3356 \$435,000 07/07/202  *Important advice about the median sale price: When this Statement of Information was prepared, publicly avinformation providing media sale prices of residential property in the suburb or locality in which the property offer sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of sales.										3
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 \$445,000 & \$485,000  *Median sale price  Median price \$ Property type Suburb  Period - From to Source  Comparable property sales  A* These are the three properties sold within five kilometres of the property for sale in the last 18 months 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.  Address of comparable property  126 Hinkler Avenue Sebastopol VIC 3356 \$470,000 \$27/08/202 \$4 Teague Court Sebastopol VIC 3356 \$450,000 \$18/08/202 \$197 Spencer Street Sebastopol VIC 3356 \$435,000 \$07/07/202 \$1 Important advice about the median sale price: When this Statement of Information was prepared, publicly avinformation providing media sale prices of residential property in the suburb or locality in which the property offer sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of sales.	Property off	ered fo	r sale							
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47AF (2)(b) of the Estate Agents ACT 1980.  This Statement of Information was prepared on: 10/12/2021	information prov sale is situated,	iding me and our	dia sale prices c sales records (if	of residence any), 180.	dential pro did not pr	perty in t ovide a m	ne suburb or nedian sale p	locality in rice that	n which the met the requ	property offered for

