

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

74A Victoria 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

\$210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$287,500

Property type

Land

Suburb

Sebastopol

Period-from

01 Jan 2021

to

31 Dec 2021

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

1 Settlers Drive Bonshaw VIC 3352	\$255,000	30-May-21
56 Dairymans Way Bonshaw VIC 3352	\$245,000	25-Mar-21
5 Dante Crescent Bonshaw VIC 3352	\$255,000	15-Jul-21

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: 19 January 2022


1 Settlers Drive Bonshaw VIC 3352

Sold Price

\$255,000

Sold Date

30-May-21
 5

 2

 -

Distance

1.36km

56 Dairymans Way Bonshaw VIC 3352

Sold Price

\$245,000

Sold Date

25-Mar-21
 4

 2

 -

Distance

1.27km

5 Dante Crescent Bonshaw VIC 3352

Sold Price

\$255,000

Sold Date

15-Jul-21
 4

 2

 -

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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