

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 159 Morgan Street, Sebastopol 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 \$385,000 & \$405,000

Median sale price

Median price \$357,500 Property type House Suburb Sebastopol

Period - From 01/08/2020 to 31/07/2021 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
162 Morgan Street, Sebastopol 3356	\$385,000	07/04/2021
1 St James Avenue, Sebastopol 3356	\$387,000	22/04/2021
54 Birdwood Avenue, Sebastopol 3356	\$380,000	24/02/2021

This Statement of Information was prepared on: 04/08/2021