Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	19a Verdon Street, Sebastopol Vic 3356
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$550,000

Median sale price

Median price \$420,000	Property Type	House	Suburb	Sebastopol
Period - From 01/10/2024	to 31/12/2024	Soul	rce REIV	

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	311 Rubicon St SEBASTOPOL 3356	\$580,000	18/11/2024
2	102 Cooke St REDAN 3350	\$560,000	05/10/2024
3	62 Yarrowee St SEBASTOPOL 3356	\$550,000	06/09/2024

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:	23/01/2025 09:37







Rooms: 6

Property Type: House (Res) Land Size: 425 sqm approx

Agent Comments

Indicative Selling Price \$550,000 **Median House Price** December quarter 2024: \$420,000

Comparable Properties



311 Rubicon St SEBASTOPOL 3356 (REI/VG)

Agent Comments

Price: \$580,000 Method: Private Sale Date: 18/11/2024 Property Type: House

Land Size: 1557 sqm approx

102 Cooke St REDAN 3350 (REI/VG)



Agent Comments

Price: \$560,000 Method: Private Sale Date: 05/10/2024

Property Type: House (Res) Land Size: 446 sqm approx



62 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

Price: \$550,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 713 sqm approx

Account - Fletchers | P: 03 5333 4797





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