

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

19a Verdon Street, Sebastopol Vic 3356

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

Source 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



 3
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  1

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

 3
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  3

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

 3
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  3

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

 4
  2
  1

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

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