

# 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

20 Damon Court, Sebastopol 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$485,000 & \$525,000

### Median sale price

Median price

\$350,000

Property type

House

Suburb

Sebastopol

Period - From

01/06/2020

to

31/05/2021

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
10 Valley View Court, Sebastopol 3356	\$500,000	06/12/2020
103 Birdwood Avenue, Sebastopol 3356	\$512,000	24/02/2021
13 Lynrose Close, Sebastopol 3356	\$520,000	03/02/2021

This Statement of Information was prepared on: 04/06/2021