

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

3 Whidburn Place, Sebastopol Vic 3356

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$415,750

Property Type House

Suburb Sebastopol

Period - From 01/07/2023

to 30/06/2024

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	85 Kossuth St SEBASTOPOL 3356	\$445,000	18/07/2024
2	32 Baudinette Dr SEBASTOPOL 3356	\$450,000	06/06/2024
3	17 Whidburn PI SEBASTOPOL 3356	\$437,500	08/01/2024

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:

25/07/2024 13:08

3 Whidburn Place, Sebastopol Vic 3356



Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au



4 2 2

Rooms: 6
Property Type: House
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
Year ending June 2024: \$415,750

Comparable Properties



85 Kossuth St SEBASTOPOL 3356 (REI)

Agent Comments

4 2 2

Price: \$445,000
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 300 sqm approx



32 Baudinette Dr SEBASTOPOL 3356 (REI/VG) **Agent Comments**

4 2 2

Price: \$450,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 519 sqm approx



17 Whidburn Pl SEBASTOPOL 3356 (REI/VG) **Agent Comments**

4 2 2

Price: \$437,500
Method: Private Sale
Date: 08/01/2024
Property Type: House
Land Size: 305 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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