

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

12 Whitta Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$349,500

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Sebastopol

Period - From

01/04/2023

to

31/03/2024

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	3 Guiding Ct SEBASTOPOL 3356	\$400,000	13/02/2024
2	92 Albert St SEBASTOPOL 3356	\$398,000	18/03/2024
3	4 Wills Ct SEBASTOPOL 3356	\$395,000	22/11/2023

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:

16/05/2024 10:17



 3  1  2

Property Type: House
Land Size: 767.9 sqm approx
Agent Comments

Indicative Selling Price
\$349,500
Median House Price
Year ending March 2024: \$430,000

Comparable Properties



3 Guiding Ct SEBASTOPOL 3356 (VG)

Agent Comments

 2  -  -

Price: \$400,000
Method: Sale
Date: 13/02/2024
Property Type: House (Res)
Land Size: 770 sqm approx



92 Albert St SEBASTOPOL 3356 (REI)

Agent Comments

 4  1  2

Price: \$398,000
Method: Private Sale
Date: 18/03/2024
Property Type: House
Land Size: 653 sqm approx



4 Wills Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  1  2

Price: \$395,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 531 sqm approx