

50 Rowlands Street, Sebastopol Vic 3356



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Indicative Selling Price
\$409,950
Median House Price
December quarter 2023: \$465,000



3 1 2

Rooms: 5
Property Type: House
Land Size: 690 sqm approx
Agent Comments

Comparable Properties



5 Kelvin Av SEBASTOPOL 3356 (REI)

Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 645 sqm approx



8 Naraglen Ct SEBASTOPOL 3356 (REI)

Agent Comments

3 1 2

Price: \$415,750
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 856 sqm approx



153 Morgan St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 3

Price: \$410,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 780 sqm approx

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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

50 Rowlands Street, Sebastopol Vic 3356

Indicative selling price

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

Single price \$409,950

Median sale price

Median price \$465,000

Property Type House

Suburb Sebastopol

Period - From 01/10/2023

to 31/12/2023

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	5 Kelvin Av SEBASTOPOL 3356	\$425,000	14/11/2023
2	8 Naraglen Ct SEBASTOPOL 3356	\$415,750	20/12/2023
3	153 Morgan St SEBASTOPOL 3356	\$410,000	15/12/2023

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:

22/01/2024 16:38