

# 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 8 Cluden Gardens Sebastopol VIC 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 \$370,000 & \$400,000

### Median sale price

Median price \$450,000 Property type House Suburb Sebastopol

Period - From 01.09.2021 to 31.08.2022 Source Corelogic

### Comparable property sales

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 Ava Place Bonshaw VIC 3352            | \$424,000 | 15.07.2022   |
| 2/130A Beverin Street Sebastopol VIC 335 | \$363,000 | 02.09.2022   |
| 1/332B Albert Street Sebastopol VIC 3356 | \$400,000 | 30.03.2022   |

This Statement of Information was prepared on: 15.09.2022