

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

49 Iona Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$392,000 Property Type House Suburb Sebastopol

Period - From 01/04/2021 to 30/06/2021 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	13 Warratta Av DELACOMBE 3356	\$400,000	18/06/2021
2	11 Mawarra Dr DELACOMBE 3356	\$385,000	28/04/2021
3	6 Mawarra Dr DELACOMBE 3356	\$375,000	04/06/2021

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:

23/08/2021 09:04

49 Iona Drive, Sebastopol Vic 3356



Rob Cunningham

53312000

0418543634

robert@doepels.com.au

Indicative Selling Price

\$380,000 - \$418,000

Median House Price

June quarter 2021: \$392,000



3 1 2

Rooms: 6

Property Type: House

Land Size: 653 sqm approx

Agent Comments

This property has an additional sleep out which is used as a fourth bedroom

Comparable Properties



13 Warratta Av DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$400,000

Method: Private Sale

Date: 18/06/2021

Rooms: 6

Property Type: House

Land Size: 670 sqm approx



11 Mawarra Dr DELACOMBE 3356 (VG)

Agent Comments

3 - -

Price: \$385,000

Method: Sale

Date: 28/04/2021

Property Type: House (Res)

Land Size: 683 sqm approx



6 Mawarra Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$375,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 696 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.