

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

23 Wall Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$400,000 & \$410,000

Median sale price

Median price \$455,000 Property Type House Suburb Sebastopol

Period - From 01/10/2022 to 30/09/2023 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	7 Kowree Cr SEBASTOPOL 3356	\$420,000	27/06/2023
2	29 Orion St SEBASTOPOL 3356	\$412,000	01/05/2023
3	20 Darling St SEBASTOPOL 3356	\$393,000	08/09/2023

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:

27/11/2023 13:43



Property Type: House (Previously Occupied - Detached)

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



7 Kowree Cr SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 27/06/2023

Property Type: House

Land Size: 653 sqm approx



29 Orion St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$412,000

Method: Private Sale

Date: 01/05/2023

Property Type: House

Land Size: 541 sqm approx



20 Darling St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$393,000

Method: Private Sale

Date: 08/09/2023

Property Type: House

Land Size: 650 sqm approx