

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 43 Birdwood Avenue, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$425,000 & \$455,000

Median sale price

Median price \$363,000

Property type House

Suburb Sebastopol

Period - From 01/08/2020

to

31/07/2021

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
34 Victoria Street, Sebastopol Vic 3356	\$432,000	28/05/2021
284 Vickers Street, Sebastopol Vic 3356	\$445,000	22/04/2021
32 Harbour Drive, Sebastopol Vic 3356	\$445,500	10/06/2021

This Statement of Information was prepared on: 23/08/2021