

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

27 Bridge Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$465,000 & \$485,000

Median sale price

Median price \$445,000 Property Type House Suburb Sebastopol

Period - From 01/10/2021 to 31/12/2021 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	23 Queen St SEBASTOPOL 3356	\$495,000	05/09/2021
2	162 Spencer St SEBASTOPOL 3356	\$480,000	14/10/2021
3	21 Victoria St SEBASTOPOL 3356	\$460,500	17/12/2021

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:

08/02/2022 15:04

27 Bridge Street, Sebastopol Vic 3356



Property Type: House (Previously Occupied - Detached)

Land Size: 913 sqm approx

Agent Comments

Indicative Selling Price

\$465,000 - \$485,000

Median House Price

December quarter 2021: \$445,000

Comparable Properties



23 Queen St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$495,000

Method: Sale

Date: 05/09/2021

Property Type: House (Res)

Land Size: 931 sqm approx



162 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 14/10/2021

Property Type: House

Land Size: 905 sqm approx



21 Victoria St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$460,500

Method: Private Sale

Date: 17/12/2021

Property Type: House

Land Size: 733 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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