

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 and
postcode

13 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Sebastopol

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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

23 Birdwood Avenue Sebastopol VIC 3356	\$310,000	09-Jul-20
22 Victoria Street Sebastopol VIC 3356	\$340,000	20-Nov-20
172 Yarrowee Street Sebastopol VIC 3356	\$340,000	15-Dec-20

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.~~

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23 Birdwood Avenue Sebastopol VIC 3356

4 1 3

Sold Price

\$310,000

Sold Date

09-Jul-20

Distance

0.09km



22 Victoria Street Sebastopol VIC 3356

3 1 1

Sold Price

\$340,000

Sold Date

20-Nov-20

Distance

0.1km



172 Yarrowee Street Sebastopol VIC 3356

3 1 2

Sold Price

Sold Date

15-Dec-20

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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