

# 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

167 Morgan Street, Sebastopol VIC 3356

### Indicative selling price

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

Single price  or range between \$550,000 & \$570,000

### Median sale price

Median price \$416,000 Property type House Suburb Sebastopol

Period - From 01 Mar 2021 to 28<sup>th</sup> Feb 2022 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                      |
|--------------------------------|-----------|-----------------------------------|
| 2 Bedgood Court, Sebastopol    | \$550,000 | 25 <sup>th</sup> of November 2021 |
| 1 Bedgood Court, Sebastopol    | \$576,000 | 24 <sup>th</sup> of December 2021 |
| 6 Teague Court, Sebastopol     | \$517,000 | 24 <sup>th</sup> of December 2021 |