

# 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

18 Spencer 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 \$330,000 & \$350,000

### Median sale price

Median price

\$340,000

Property type

House

Suburb

Sebastopol

Period - From

01/02/2020

to

31/01/2021

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

6 Grey Street, Sebastopol Vic 3356

\$363,000

08/09/2020

35 Orion Street, Sebastopol Vic 3356

\$370,000

15/01/2021

33 Kowree Crescent, Sebastopol Vic 3356

\$365,000

06/11/2020

This Statement of Information was prepared on: 18/02/2021