

# 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

7 Hardy Court, Sebastopol 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 \$390,000 & \$410,000

### Median sale price

Median price

\$348,000

Property type

House

Suburb

Sebastopol

Period - From

01/05/2020

to

30/04/2021

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 |
|-------------------------------------|-----------|--------------|
| 116 Edwards Street, Sebastopol 3356 | \$432,500 | 30/04/2021   |
| 6 Darling Street, Sebastopol 3356   | \$395,000 | 10/11/2020   |
| 17 Heppner Court, Sebastopol 3356   | \$415,000 | 14/04/2021   |

This Statement of Information was prepared on: 04/05/2021