

# 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

12A Bridge 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 \$120,000 & \$130,000

### Median sale price

Median price \$340,500 Property type House Suburb Sebastopol

Period - From 01/03/2020 to 28/02/2021 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
39 Beverin Street, Sebastopol 3356	\$140,000	11/02/2021
14 Davcol Drive, Sebastopol 3356	\$192,000	25/11/2020
151 Tait Street, Sebastopol 3356	\$181,000	02/10/2020

This Statement of Information was prepared on: 18/05/2021