## 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

88 BEVERIN STREET 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 \$320,000 & \$350,00	Single Price			\$320,000	&	\$350,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$436,250	Prope	erty type	type House		Suburb	Sebastopol
Period-from	01 Jun 2023	to	31 May 2	2024	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
12 WHITTA STREET SEBASTOPOL VIC 3356	\$349,500	23-May-24
44 ALBION STREET SEBASTOPOL VIC 3356	\$345,000	26-Dec-23
6 KALTY COURT SEBASTOPOL VIC 3356	\$340,000	19-Mar-24

#### 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.

This Statement of Information was prepared on: 12 June 2024





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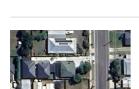
12 WHITTA STREET SEBASTOPOL VIC 3356

aaa 2

Sold Price

RS **\$349,500** Sold Date **23-May-24** 

Distance 0.43km



44 ALBION STREET SEBASTOPOL Sold Price **VIC 3356** 

**\$345,000** Sold Date **26-Dec-23** 

**■** 3

**=** 2

₾ 1

Distance

0.66km

0.66km



6 KALTY COURT SEBASTOPOL VIC Sold Price 3356

\$340,000 Sold Date 19-Mar-24

**■** 3

₩ 1

\$ 2

Distance

**RS** = Recent sale

UN = Undisclosed Sale

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