

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

2/118 BIRDWOOD AVENUE 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/19 WESTCLIFFE CRESCENT SEBASTOPOL VIC 3356	\$477,000	10-Oct-22
1/501 LEITH STREET REDAN VIC 3350	\$478,000	20-Dec-22
4/110 LEITH STREET REDAN VIC 3350	\$480,000	29-Jun-22

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: 15 March 2023


**2/19 WESTCLIFFE CRESCENT
SEBASTOPOL VIC 3356**
 3  2  2

Sold Price

\$477,000

Sold Date

10-Oct-22

Distance

1.71km

**1/501 LEITH STREET REDAN VIC
3350**
 3  2  2

Sold Price

\$478,000

Sold Date

20-Dec-22

Distance

2.2km

**4/110 LEITH STREET REDAN VIC
3350**
 3  2  2

Sold Price

\$480,000

Sold Date

29-Jun-22

Distance

2.46km
RS = Recent sale

UN = Undisclosed Sale

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