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 605 RUBICON 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)

Singl e P rice	\$495,000	or range between		&	
Median sale price					
(*Delete house or unit as app	plicable)				
Median Price	\$416,000	Property type	House	Suburb	Sebastopol

Period-from	01 Mar 2021	to	28 Feb 2022	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
615 RUBICON STREET SEBASTOPOL VIC 3356	\$445,000	30-Mar-21
2 CROMWELL STREET SEBASTOPOL VIC 3356	\$485,000	22-Apr-21
20 WEEMALA AVENUE DELACOMBE VIC 3356	\$470,000	22-Oct-21

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.

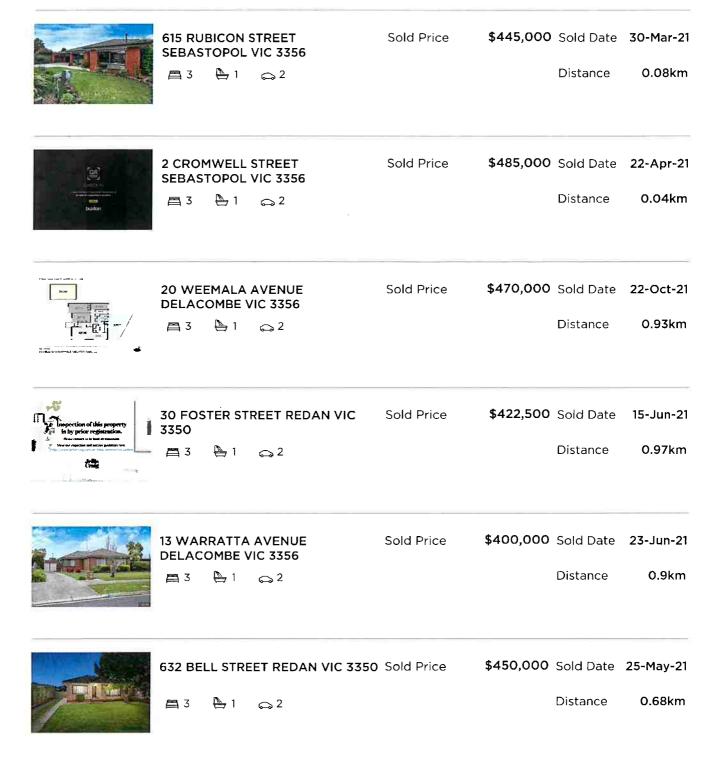
This Statement of Information was prepared on: 10 March 2022



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RS = Recent sale UN = Undisclosed Sale

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615 RUBICON STREET Sold Price \$445,000 Sold Date 30-Mar-21 SEBASTOPOL VIC 3356 Distance 0.08km 昌 3 1 🖨 $\bigcirc 2$ **2 CROMWELL STREET** \$485,000 Sold Date 22-Apr-21 Sold Price SEBASTOPOL VIC 3356 昌 3 1 🚔 Distance 0,04km **a** 2 **20 WEEMALA AVENUE** Sold Price \$470,000 Sold Date 22-Oct-21 **DELACOMBE VIC 3356** 昌 3 1 Q 2 Distance 0.93km **30 FOSTER STREET REDAN VIC** Sold Price \$422,500 Sold Date 15-Jun-21 3350 Distance 0.97km 昌 3 1 📥 ු 2 12 \$400,000 Sold Date 23-Jun-21 13 WARRATTA AVENUE Sold Price DELACOMBE VIC 3356 昌 3 1 🚔 ్ల 2 Distance 0.9km 632 BELL STREET REDAN VIC 3350 Sold Price \$450,000 Sold Date 25-May-21 Distance 0.68km 昌 3 G 2

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