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

155 TAIT 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	\$345,000	&	\$365,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$251,500	Prope	erty type	ty type Land		Suburb	Sebastopol
Period-from	01 Apr 2024	to	31 Mar 2025		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
3 INDIGO STREET BONSHAW VIC 3352	\$335,000	11-Apr-25
14 RIVULET ROAD BONSHAW VIC 3352	\$245,000	11-Dec-24
122 TAIT STREET BONSHAW VIC 3352	\$305,000	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: 23 April 2025



McGrath

Alysha Croxford M 0437241461



3 INDIGO STREET BONSHAW VIC Sold Price 3352

RS \$335,000 Sold Date 11-Apr-25

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Distance

0.28km



14 RIVULET ROAD BONSHAW VIC Sold Price 3352

\$245,000 Sold Date 11-Dec-24

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Distance

0.28km



122 TAIT STREET BONSHAW VIC 3352

Sold Price

\$305,000 Sold Date 19-Mar-24

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Distance

0.08km

7 BLUESTONE WAY SEBASTOPOL Sold Price **VIC 3356**

\$265,000 Sold Date 21-Nov-23

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Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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