

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

15 Morgan Street, Sebastopol, VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$415,000

&

\$435,000

Median sale price

Median price

\$ 300,500

Property type

House

Suburb

SEBASTOPOL

Period - From

18/06/2018

to

18/12/2019

Source

CoreLogic

Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 1 7 Damon Court Sebastopol | \$416,000 | 08/10/2019 |
| 2 25 Josephine Way Sebastopol | \$440,000 | 11/09/2019 |
| 3 13 Josephine Way Sebastopol | \$425,000 | 07/05/2019 |

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:

18/12/2019