

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 or locality and postcode

56 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 \$375,000 & \$400,000

Median sale price

Median price \$445,000 Property type House Suburb Sebastopol

Period - From 01.08.2021 to 31.07.2022 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
7 Hinkler Avenue Sebastopol VIC 3356	\$380,000	11.07.2022
913 Pleasant Street South Redan VIC 3350	\$410,000	17.11.2021
107 Foster Street Redan VIC 3350	\$390,000	12.01.2022

This Statement of Information was prepared on: 25.10.2022