

# 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 4 Jones Drive, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$220,000

or range between \$

&

\$

### Median sale price

Median price \$469,000

Property type House

Suburb Sebastopol

Period - From 01/02/2022

to

31/01/2023

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
94 Birdwood Avenue, Sebastopol Vic 3356	\$242,000	16/06/2022
7 Guernsey Court, Sebastopol Vic 3356	\$250,000	12/05/2022
92 Crown Street, Sebastopol Vic 3356	\$220,000	06/05/2022

This Statement of Information was prepared on: 15/02/2023