

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

13 Heppner Court 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Sebastopol

Period-from

01 May 2020

to

30 Apr 2021

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

114 Birdwood Avenue Sebastopol VIC 3356	\$485,000	01-Apr-20
17 Heppner Court Sebastopol VIC 3356	\$415,000	14-Apr-21
103 Birdwood Avenue Sebastopol VIC 3356	\$512,000	24-Feb-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: 19 May 2021

McGrath

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114 Birdwood Avenue Sebastopol VIC 3356

5 2 4

Sold Price

\$485,000

Sold Date

01-Apr-20

Distance

0.05km



17 Heppner Court Sebastopol VIC 3356

3 2 2

Sold Price

^{RS} **\$415,000**

Sold Date

14-Apr-21

Distance

0.06km



103 Birdwood Avenue Sebastopol VIC 3356

4 2 2

Sold Price

\$512,000

Sold Date

24-Feb-21

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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