

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

35 Yarra Park Drive, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$*

or range between

\$290,000

&

\$319,000

Median sale price

Median price

\$296,000

*House

☒

*Unit

☐

Suburb
or locality

Sebastopol

Period - From

01/05/18

to

28/05/19

Source

REA

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
2/118 Birdwood Avenue, Sebastopol Vic 3356	\$300,000	10/02/19
119 Kossuth Street, Sebastopol Vic 3356	\$322,000	20/02/19
137 Beverin Street, Sebastopol Vic 3356	\$280,000	15/04/19