

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

10 CROWN STREET 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

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

Suburb

Sebastopol

Period-from

01 Mar 2024

to

28 Feb 2025

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

3 STORK STREET WINTER VALLEY VIC 3358	\$280,000	26-Apr-24
44 STEAMBOAT AVENUE WINTER VALLEY VIC 3358	\$295,000	04-Nov-24
14 WITHERS ROAD BONSHAW VIC 3352	\$290,000	01-Jul-24

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 March 2025



3 STORK STREET WINTER VALLEY VIC 3358

Sold Price

\$280,000

Sold Date

26-Apr-24



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Distance

4.74km



44 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

Sold Price

\$295,000

Sold Date

04-Nov-24



5



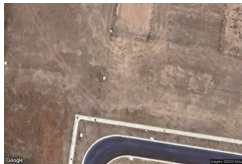
3



2

Distance

3.56km



14 WITHERS ROAD BONSHAW VIC 3352

Sold Price

\$290,000

Sold Date

01-Jul-24



4



3



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Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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