

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

12 ALMA 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

or range
between

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Sebastopol

Period-from

01 May 2024

to

30 Apr 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

31 MARRUBAK WAY BONSHAW VIC 3352	\$555,000	13-Feb-25
34 SIMMENTAL STREET BONSHAW VIC 3352	\$545,000	16-Apr-25
26 ALTO GRANGE WINTER VALLEY VIC 3358	\$555,000	07-Feb-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: 13 May 2025



31 MARRUBAK WAY BONSHAW VIC 3352

4 2 2

Sold Price

\$555,000

Sold Date

13-Feb-25

Distance

0.51km



34 SIMMENTAL STREET BONSHAW VIC 3352

4 2 2

Sold Price

^{RS} **\$545,000**

Sold Date

16-Apr-25

Distance

0.8km



26 ALTO GRANGE WINTER VALLEY VIC 3358

4 2 2

Sold Price

\$555,000

Sold Date

07-Feb-24

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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