

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

155 TAIT 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$251,500

Property type

Land

Suburb

Sebastopol

Period-from

01 Apr 2024

to

31 Mar 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 INDIGO STREET BONSHAW VIC 3352	\$335,000	11-Apr-25
14 RIVULET ROAD BONSHAW VIC 3352	\$245,000	11-Dec-24
122 TAIT STREET BONSHAW VIC 3352	\$305,000	19-Mar-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.

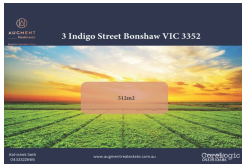
This Statement of Information was prepared on: 23 April 2025

McGrath

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3 INDIGO STREET BONSHAW VIC 3352

Sold Price

RS

\$335,000

Sold Date

11-Apr-25



-



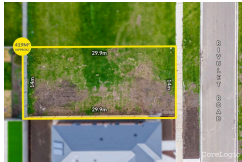
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Distance

0.28km



14 RIVULET ROAD BONSHAW VIC 3352

Sold Price

\$245,000

Sold Date

11-Dec-24



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Distance

0.28km



122 TAIT STREET BONSHAW VIC 3352

Sold Price

\$305,000

Sold Date

19-Mar-24



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-

Distance

0.08km



7 BLUESTONE WAY SEBASTOPOL VIC 3356

Sold Price

\$265,000

Sold Date

21-Nov-23



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Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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