

## 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 or  
locality and postcode

40 Cromwell Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$410,000

Property Type

House

Suburb

Sebastopol

Period - From

01/10/2023

to

30/09/2024

Source

REIV

### 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
1	902 Ripon St.S REDAN 3350	\$345,000	04/10/2024
2	129 Park St REDAN 3350	\$350,000	10/09/2024
3	88 Beverin St SEBASTOPOL 3356	\$315,000	09/08/2024

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:

29/10/2024 11:52

40 Cromwell Street, Sebastopol Vic 3356



Phil Petrie

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**Indicative Selling Price**

\$300,000 - \$330,000

**Median House Price**

Year ending September 2024: \$410,000



3 1 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 662 sqm approx

**Agent Comments**

## Comparable Properties



902 Ripon St,S REDAN 3350 (REI)

**Agent Comments**

3 1 2

**Price:** \$345,000

**Method:** Private Sale

**Date:** 04/10/2024

**Property Type:** House



129 Park St REDAN 3350 (VG)

**Agent Comments**

3 - -

**Price:** \$350,000

**Method:** Sale

**Date:** 10/09/2024

**Property Type:** House (Res)

**Land Size:** 492 sqm approx



88 Beverin St SEBASTOPOL 3356 (REI/VG)

**Agent Comments**

3 1 4

**Price:** \$315,000

**Method:** Private Sale

**Date:** 09/08/2024

**Property Type:** House (Res)

**Land Size:** 682 sqm approx

**Account - Trevor Petrie RE** | P: 03 5333 4322 | F: 03 5333 2922



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