Statement of Information

Period - From 01/10/2023

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for s	ale						
Including su locality and po	burb or	The Claimwell etreet, departered via deep						
Indicative sell	ing pric	е						
For the meaning	of this p	rice see	consumer.vic.go	v.au/underquo	ting			
Range betwee	n \$300,0	000	&	\$330,00	0			
Median sale p	rice							
Median price	\$410,00	0	Property Type	House	Suburb	Sebastopol	ald: la	

Comparable property sales (*Delete A or B below as applicable)

30/09/2024

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.

Ad	dress 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

Source REIV





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Indicative Selling Price \$300,000 - \$330,000 Median House Price Year ending September 2024: \$410,000



Property Type: House (Previously Occupied - Detached) Land Size: 662 sqm approx

Agent Comments

Comparable Properties

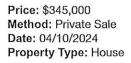


902 Ripon St.S REDAN 3350 (REI)

3

6 2

Agent Comments





129 Park St REDAN 3350 (VG)

3





Price: \$350,000 Method: Sale Date: 10/09/2024

Property Type: House (Res) Land Size: 492 sqm approx Agent Comments



88 Beverin St SEBASTOPOL 3356 (REI/VG)

3





Price: \$315,000 Method: Private Sale Date: 09/08/2024

Property Type: House (Res) Land Size: 682 sqm approx

Agent Comments

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



