

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

8 Rimmington Drive, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$560,000

Median sale price

Median price \$420,000

Property Type House

Suburb Sebastopol

Period - From 01/10/2024

to 31/12/2024

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	17 Belmar Cr CANADIAN 3350	\$545,000	20/02/2025
2	8 Pennyweight PI CANADIAN 3350	\$585,000	07/02/2025
3	5 Lynrose CI SEBASTOPOL 3356	\$600,000	31/01/2025

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:

06/03/2025 11:22

8 Rimmington Drive, Sebastopol Vic 3356



Phil Petrie

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Indicative Selling Price

\$560,000

Median House Price

December quarter 2024: \$420,000



3 2 2

Rooms: 5

Property Type: House

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



17 Belmar Cr CANADIAN 3350 (REI)

Agent Comments

3 2 2

Price: \$545,000

Method: Private Sale

Date: 20/02/2025

Property Type: House

Land Size: 641 sqm approx



8 Pennyweight Pl CANADIAN 3350 (REI)

Agent Comments

3 2 3

Price: \$585,000

Method: Private Sale

Date: 07/02/2025

Property Type: House



5 Lynrose Ct SEBASTOPOL 3356 (REI)

Agent Comments

3 2 4

Price: \$600,000

Method: Private Sale

Date: 31/01/2025

Property Type: Unit

Land Size: 750 sqm approx

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



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