

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

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

0353334322

0409 278 460

phil@trevorpetrie.com.au

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.