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	4 Miller 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	$400,000	&	$440,000

Median sale price

Median price	$455,000	Property type	House	Suburb	Sebastopol
Period - From	01.10.2021	to	30.09.2022	Source	Corelogic

Comparable property sales

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
619 Windermere Street Redan VIC 3350	$465,000	30.04.2022
13 Surrey Street Ballarat Central VIC 3350	$460,000	22.04.2022
1136 Geelong Road Mount Clear VIC 3350	$495,000	06.05.2022

This Statement of Information was prepared on: 27.02.2023