

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 and
postcode

3 TRISTAN DRIVE 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

2 TRISTAN DRIVE SEBASTOPOL VIC 3356	\$395,000	19-Jul-23
15 TRISTAN DRIVE SEBASTOPOL VIC 3356	\$310,000	25-Oct-23
6/120 MORGAN STREET SEBASTOPOL VIC 3356	\$380,000	22-Nov-23

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: 24 November 2023



**2 TRISTAN DRIVE SEBASTOPOL
VIC 3356**

3 1 1

Sold Price

\$395,000

Sold Date

19-Jul-23

Distance

0.01km



**15 TRISTAN DRIVE SEBASTOPOL
VIC 3356**

2 1 1

Sold Price

^{RS} **\$310,000**

Sold Date

25-Oct-23

Distance

0.02km



**6/120 MORGAN STREET
SEBASTOPOL VIC 3356**

4 1 2

Sold Price

^{RS} **\$380,000** ^{UN}

Sold Date

22-Nov-23

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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