

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

1 Bruce Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$415,000

Property Type House

Suburb Sebastopol

Period - From 14/10/2023

to 13/10/2024

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	203 Grant St SEBASTOPOL 3356	\$395,000	04/10/2024
2	32 Rowlands St SEBASTOPOL 3356	\$390,000	03/09/2024
3	145 Spencer St SEBASTOPOL 3356	\$400,000	13/08/2024

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:

14/10/2024 15:42

1 Bruce Drive, Sebastopol Vic 3356



Hannah Baker
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Indicative Selling Price

\$350,000 - \$370,000

Median House Price

14/10/2023 - 13/10/2024: \$415,000



3 1 3

Property Type: House

Land Size: 737 sqm approx

Agent Comments

Comparable Properties



203 Grant St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 4

Price: \$395,000

Method: Private Sale

Date: 04/10/2024

Property Type: House

Land Size: 681 sqm approx



32 Rowlands St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 2

Price: \$390,000

Method: Private Sale

Date: 03/09/2024

Property Type: House

Land Size: 603 sqm approx



145 Spencer St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 2

Price: \$400,000

Method: Private Sale

Date: 13/08/2024

Property Type: House

Land Size: 816 sqm approx

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



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