

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

5/32 Edwards Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*  or range between \$235,000 &  \$245,000

### Median sale price

Median price \$238,000 \*House  \*Unit  Suburb or locality Sebastopol

Period - From 28/05/18 to 28/05/19 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
2/104 Vickers Street, Sebastopol Vic 3356	\$245,000	10/09/18
12/272 Albert Street, Sebastopol Vic 3356	\$235,500	01/03/19
6/17 Hill Street, Sebastopol Vic 3356	\$248,000	10/04/19