

# 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

38 Beverin Street, Sebastopol 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

\$280,000

&

\$295,000

### Median sale price

Median price

\$297,000

\*House

\*Unit

Suburb  
or locality

Sebastopol

Period - From

June 2018

to

June 2019

Source

Realestate.com.au

### 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 |
|-------------------------------------|-----------|--------------|
| 7 Hertford Street, Sebastopol 3356  | \$265,000 | 19/02/2019   |
| 19 Sayle Street, Sebastopol 3356    | \$275,000 | 26/01/2019   |
| 31 Rowlands Street, Sebastopol 3356 | \$298,000 | 21/06/2019   |