

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

23 Wilsons Lane 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
149 Beverin Street Sebastopol VIC 3356	\$337,500	18-Dec-18
41 Mountview Drive Sebastopol VIC 3356	\$350,000	11-Feb-19
12 Mountview Drive Sebastopol VIC 3356	\$385,000	13-Dec-19

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.~~

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149 Beverin Street Sebastopol VIC 3356

3 2 2

Sold Price

\$337,500

Sold Date

18-Dec-18

Distance

0.37km



41 Mountview Drive Sebastopol VIC 3356

3 2 2

Sold Price

\$350,000

Sold Date

11-Feb-19

Distance

0.49km



12 Mountview Drive Sebastopol VIC 3356

3 2 2

Sold Price

^{RS} **\$385,000**

Sold Date

13-Dec-19

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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