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

12 Whitta Street, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$365,000		&		\$385,000					
Median sale pi	rice									
Median price	\$465,000	Pro	operty Type	Hou	se		Suburb	Sebastopol		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Hertford St SEBASTOPOL 3356	\$440,000	14/07/2023
2	31 Harbour Dr SEBASTOPOL 3356	\$421,000	04/07/2023
3	274 Vickers St SEBASTOPOL 3356	\$375,000	31/01/2024

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:

10/04/2024 14:40









Rooms: 4 Property Type: House (Res) Land Size: 770 sqm approx Agent Comments

Indicative Selling Price \$365,000 - \$385,000 Median House Price December quarter 2023: \$465,000

Comparable Properties



19 Hertford St SEBASTOPOL 3356 (REI/VG)



Price: \$440,000 Method: Private Sale Date: 14/07/2023 Property Type: House Land Size: 822 sqm approx

31 Harbour Dr SEBASTOPOL 3356 (REI/VG)

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Agent Comments

Agent Comments



Price: \$421,000 Method: Private Sale Date: 04/07/2023 Property Type: House (Res) Land Size: 735 sqm approx

274 Vickers St SEBASTOPOL 3356 (REI)



Agent Comments



Price: \$375.000 Method: Private Sale Date: 31/01/2024 Property Type: House (Res) Land Size: 600 sqm approx

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propertydata

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