

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$365,000 & \$385,000

### Median sale price

Median price \$465,000 Property Type House Suburb Sebastopol

Period - From 01/10/2023 to 31/12/2023 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	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



3   1   4

**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)

Agent Comments

3   1   2

**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)

Agent Comments

3   1   1

**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

3   1   4

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 31/01/2024  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx