

# 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

17 Oscar Drive, 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 \$410,000 & \$420,000

### Median sale price

Median price \$445,000 Property Type House Suburb Sebastopol

Period - From 01/01/2023 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	20 Oscar Dr SEBASTOPOL 3356	\$455,000	17/10/2022
2	11 Yarra Park Dr SEBASTOPOL 3356	\$430,000	17/11/2023
3	37 Oscar Dr SEBASTOPOL 3356	\$412,000	07/09/2022

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:

19/02/2024 13:08

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**Indicative Selling Price**

\$410,000 - \$420,000

**Median House Price**

Year ending December 2023: \$445,000



3   1   1

**Property Type:** House

**Land Size:** 200 sqm approx

Agent Comments

## Comparable Properties



**20 Oscar Dr SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 17/10/2022

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**11 Yarra Park Dr SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** House

**Land Size:** 244 sqm approx



**37 Oscar Dr SEBASTOPOL 3356 (VG)**

Agent Comments

3   -   -

**Price:** \$412,000

**Method:** Sale

**Date:** 07/09/2022

**Property Type:** House (Res)

**Land Size:** 200 sqm approx

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