

## 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

21 DAVCOL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Sebastopol

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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

22 SETTLERS DRIVE BONSHAW VIC 3352	\$500,000	15-Feb-24
13 REYNOLDS PARADE SMYTHES CREEK VIC 3351	\$535,000	09-Jan-24
71 DAIRYMANS WAY BONSHAW VIC 3352	\$535,000	11-Aug-23

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: 01 May 2024



**22 SETTLERS DRIVE BONSHAW  
VIC 3352**

 3  2  2

Sold Price

**\$500,000**

Sold Date

**15-Feb-24**

Distance

**0.58km**



**13 REYNOLDS PARADE SMYTHES  
CREEK VIC 3351**

 3  2  2

Sold Price

**\$535,000**

Sold Date

**09-Jan-24**

Distance

**1.84km**



**71 DAIRYMANS WAY BONSHAW  
VIC 3352**

 3  2  2

Sold Price

Sold Date

**11-Aug-23**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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