# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 231 Grant Street, Sebastopol Vic 3356

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |     |           |      |        |            |  |  |
|--|------------|-----|-------------|-----|-----------|------|--------|------------|--|--|
| Range betweer  | \$540,000  |     | &           |     | \$560,000 |      |        |            |  |  |
| Median sale pi   | rice       |     |             |     |           |      |        |            |  |  |
| Median price   | \$470,000  | Pro | operty Type | Hou | se        |      | Suburb | Sebastopol |  |  |
| Period - From  | 01/04/2023 | to  | 30/06/2023  |     | 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.

| Ado | dress of comparable property  | Price     | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1   | 20 Panorama Dr DELACOMBE 3356 | \$555,000 | 12/07/2023   |
| 2   | 28 Jasmine Dr DELACOMBE 3356  | \$555,000 | 18/09/2023   |
| 3   | 7 Lanita St DELACOMBE 3356    | \$546,000 | 07/07/2023   |

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:

26/09/2023 14:09









**Property Type:** House Land Size: 694 sqm approx Agent Comments Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$540,000 - \$560,000 Median House Price June quarter 2023: \$470,000

# **Comparable Properties**



20 Panorama Dr DELACOMBE 3356 (REI)



Price: \$555,000 Method: Private Sale Date: 12/07/2023 Property Type: House Land Size: 737 sqm approx

28 Jasmine Dr DELACOMBE 3356 (REI) Agen

Agent Comments

Agent Comments





Price: \$555,000 Method: Private Sale Date: 18/09/2023 Property Type: House Land Size: 625 sqm approx

7 Lanita St DELACOMBE 3356 (REI)



Agent Comments



Price: \$546,000 Method: Private Sale Date: 07/07/2023 Property Type: House Land Size: 727 sqm approx

## Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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