

# 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

33 Cromwell 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)

Single price \$560,000

### Median sale price

Median price \$455,000

Property Type House

Suburb Sebastopol

Period - From 01/10/2022

to 30/09/2023

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	630 Bell St REDAN 3350	\$586,500	12/10/2023
2	703 Ascot St.S REDAN 3350	\$545,000	10/07/2023
3	31 Mountview Dr SEBASTOPOL 3356	\$542,000	28/09/2023

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:

13/11/2023 16:54

33 Cromwell Street, Sebastopol Vic 3356



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3 1 3

**Property Type:** House  
**Land Size:** 657 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000  
**Median House Price**  
Year ending September 2023: \$455,000

## Comparable Properties



630 Bell St REDAN 3350 (REI)

**Agent Comments**

3 1 1

**Price:** \$586,500  
**Method:** Private Sale  
**Date:** 12/10/2023  
**Property Type:** House  
**Land Size:** 783 sqm approx



703 Ascot St.S REDAN 3350 (REI)

**Agent Comments**

3 1 1

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 10/07/2023  
**Property Type:** House



31 Mountview Dr SEBASTOPOL 3356 (REI/VG) **Agent Comments**

3 2 2

**Price:** \$542,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** House  
**Land Size:** 641 sqm approx

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



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