## 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

383 Sedgwick Road, Sedgwick Vic 3551

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$750,000	&	\$780,000					
Median sale pr	ice*							
Median price		Property Type		Suburb	Sedgwick			
Period - From		to	Source					

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	71 Dysons Rd MANDURANG 3551	\$815,000	26/06/2022
2	338 Sedgwick Rd SEDGWICK 3551	\$750,000	29/06/2022
3	70 Fadersons La MANDURANG 3551	\$730,000	17/01/2023

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:

14/11/2023 16:33

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





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**Property Type:** House Land Size: 12080 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$780,000 No median price available

# **Comparable Properties**



71 Dysons Rd MANDURANG 3551 (REI/VG)

338 Sedgwick Rd SEDGWICK 3551 (REI/VG)

**2** 



Price: \$815,000 Method: Private Sale Date: 26/06/2022 Property Type: House Land Size: 22400 sqm approx

Agent Comments

Agent Comments



Price: \$750,000 Method: Private Sale Date: 29/06/2022 Property Type: House (Res)

Land Size: 33090 sqm approx

3



70 Fadersons La MANDURANG 3551 (REI/VG) Agent Comments



Price: \$730,000 Method: Private Sale Date: 17/01/2023 Property Type: House Land Size: 16300 sqm approx

#### Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



propertydata

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