

# 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 4 Bedggood Court, Sebastopol Vic 3356  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$449,000 & \$469,000

### Median sale price

Median price \$430,000 Property Type House Suburb Sebastopol

Period - From 01/04/2023 to 31/03/2024 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	37 Rowlands St SEBASTOPOL 3356	\$465,000	14/01/2023
2	8 Whidburn Pl SEBASTOPOL 3356	\$450,000	22/05/2023
3	19 Hertford St SEBASTOPOL 3356	\$440,000	14/07/2023

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:

26/04/2024 10:24



 3    1    6

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 858 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$449,000 - \$469,000  
**Median House Price**  
Year ending March 2024: \$430,000

## Comparable Properties



**37 Rowlands St SEBASTOPOL 3356 (REI/VG)**   [Agent Comments](#)

 3    1    2

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 14/01/2023  
**Property Type:** House  
**Land Size:** 688 sqm approx



**8 Whidburn PI SEBASTOPOL 3356 (REI/VG)**   [Agent Comments](#)

 3    2    2

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 22/05/2023  
**Property Type:** House  
**Land Size:** 307 sqm approx



**19 Hertford St SEBASTOPOL 3356 (REI/VG)**   [Agent Comments](#)

 3    1    2

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 14/07/2023  
**Property Type:** House  
**Land Size:** 822 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555