

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

55 OLD SEBASTIAN LANE SEBASTIAN VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

Important advice about the median sale price: 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*.

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

118 MILLERS FLAT ROAD WHIPSTICK VIC 3556	\$720,000	12-Apr-23
507 BENDIGO-PYRAMID ROAD WOODVALE VIC 3556	\$710,000	30-Aug-22
13 WHEWELL STREET NEILBOROUGH VIC 3570	\$595,000	09-Aug-22

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: 03 November 2023



**118 MILLERS FLAT ROAD
WHIPSTICK VIC 3556**

3 2 4

Sold Price **\$720,000** Sold Date **12-Apr-23**

Distance **8.57km**



**507 BENDIGO-PYRAMID ROAD
WOODVALE VIC 3556**

4 2 3

Sold Price **\$710,000** Sold Date **30-Aug-22**

Distance **8.35km**



**13 WHEWELL STREET
NEILBOROUGH VIC 3570**

3 1 4

Sold Price **\$595,000** Sold Date **09-Aug-22**

Distance **5.88km**

RS = Recent sale UN = Undisclosed Sale

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