## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	6 Parkgate Lane, Sebastopol Vic 3356
Including suburb or	
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$495,000

#### Median sale price

Median price \$465,000	Pro	pperty Type Ho	use	;	Suburb	Sebastopol
Period - From 01/10/2023	to	31/12/2023	Sou	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.

## Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	14 Robilliard Way SEBASTOPOL 3356	\$491,000	19/12/2023
2	40 Baudinette Dr SEBASTOPOL 3356	\$485,000	10/10/2023
3	125 Birdwood Av SEBASTOPOL 3356	\$475,000	09/02/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/03/2024 15:48





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**Indicative Selling Price** \$495,000 **Median House Price** 

December quarter 2023: \$465,000

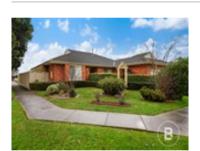




Property Type: House (Res) Land Size: 424 sqm approx

**Agent Comments** 

## Comparable Properties



14 Robilliard Way SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$491,000 Method: Private Sale Date: 19/12/2023 Property Type: House Land Size: 599 sqm approx



40 Baudinette Dr SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$485,000 Method: Private Sale Date: 10/10/2023 Property Type: House Land Size: 517 sqm approx



125 Birdwood Av SEBASTOPOL 3356 (REI)

Price: \$475.000 Method: Private Sale Date: 09/02/2024 Property Type: House





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

Agent Comments