

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

6 Parkgate Lane, Sebastopol Vic 3356

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

Property Type House

Suburb Sebastopol

Period - From 01/10/2023

to 31/12/2023

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	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 comparable properties 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



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) Agent Comments



Price: \$475,000

Method: Private Sale

Date: 09/02/2024

Property Type: House