

## 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

78-86 BIRDWOOD AVENUE SEBASTOPOL VIC 3356

### Indicative selling price

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

Single Price

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Sebastopol

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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
163-179 TAIT STREET SEBASTOPOL VIC 3356	\$1,650,000	22-Jun-23
15-39 PRINCE STREET SEBASTOPOL VIC 3356	\$2,640,000	07-Feb-23
630 SKIPTON STREET REDAN VIC 3350	\$1,650,000	06-Oct-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.~~



**163-179 TAIT STREET SEBASTOPOL VIC 3356** Sold Price **\$1,650,000** Sold Date **22-Jun-23**

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Distance **0.59km**



**15-39 PRINCE STREET SEBASTOPOL VIC 3356** Sold Price **\$2,640,000** Sold Date **07-Feb-23**

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Distance **1.67km**



**630 SKIPTON STREET REDAN VIC 3350** Sold Price **\$1,650,000** Sold Date **06-Oct-22**

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Distance **2.49km**

RS = Recent sale      UN = Undisclosed Sale

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