

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

9 Harbour Drive, Sebastopol Vic 3356

Indicative selling price

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

Single price \$390,000

Median sale price

Median price \$421,500

Property Type House

Suburb Sebastopol

Period - From 01/01/2024

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	31 Harbour Dr SEBASTOPOL 3356	\$421,000	04/07/2023
3	50 Rowlands St SEBASTOPOL 3356	\$405,000	12/03/2024

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$390,000
Median House Price
March quarter 2024: \$421,500

Comparable Properties



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



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



31 Harbour Dr SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$421,000
Method: Private Sale
Date: 04/07/2023
Property Type: House (Res)
Land Size: 735 sqm approx



50 Rowlands St SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$405,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 692 sqm approx