

# 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

4a Power Court, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$440,000

### Median sale price

Median price \$435,000 Property Type House Suburb Sebastopol

Period - From 01/07/2021 to 30/09/2021 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 | 1 Bala St SEBASTOPOL 3356      | \$460,000 | 10/08/2021   |
| 2 | 36 Spencer St SEBASTOPOL 3356  | \$435,000 | 29/01/2021   |
| 3 | 71 Yarrowee St SEBASTOPOL 3356 | \$405,000 | 10/09/2021   |

**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:

27/10/2021 15:37

# 4a Power Court, Sebastopol Vic 3356



 3    1    2

**Property Type:** House (Res)  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$440,000  
**Median House Price**  
September quarter 2021: \$435,000

## Comparable Properties



**1 Bala St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

 3    1    4

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 10/08/2021  
**Property Type:** House  
**Land Size:** 566 sqm approx



**36 Spencer St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 29/01/2021  
**Property Type:** House  
**Land Size:** 1079 sqm approx



**71 Yarrowee St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 10/09/2021  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx

**Account - Wilson Estate Agents** | P: 03 5333 4797 | F: 03 5333 4798



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