

# 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

120 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)

Range between \$465,000 & \$485,000

### 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	162 Spencer St SEBASTOPOL 3356	\$480,000	14/10/2021
2	18 Goyin St BONSHAW 3352	\$475,000	06/10/2021
3	43 Chifley Dr DELACOMBE 3356	\$460,000	13/10/2021

**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:

25/11/2021 09:44

120 Birdwood Avenue, Sebastopol Vic 3356



 3  2  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$465,000 - \$485,000

**Median House Price**

September quarter 2021: \$435,000

## Comparable Properties



**162 Spencer St SEBASTOPOL 3356 (REI)**

Agent Comments

 3  1  2

**Price:** \$480,000

**Method:** Private Sale

**Date:** 14/10/2021

**Property Type:** House



**18 Goyin St BONSHAW 3352 (REI)**

Agent Comments

 3  2  2

**Price:** \$475,000

**Method:** Private Sale

**Date:** 06/10/2021

**Property Type:** House



**43 Chifley Dr DELACOMBE 3356 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$460,000

**Method:** Private Sale

**Date:** 13/10/2021

**Property Type:** House

**Land Size:** 329 sqm approx

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



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