

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

10 Bilston Place, Sebastopol Vic 3356

Indicative selling price

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

Range between \$339,000 & \$369,000

Median sale price

Median price \$338,750

Property Type Unit

Suburb Sebastopol

Period - From 01/10/2023

to 30/09/2024

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.

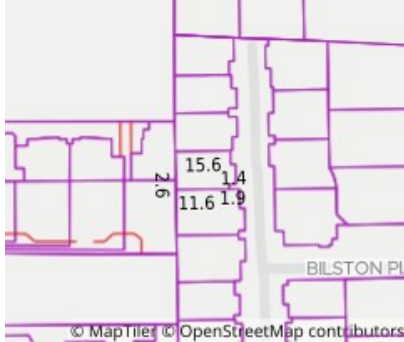
	Address of comparable property	Price	Date of sale
1	9/120 Morgan St SEBASTOPOL 3356	\$340,000	02/09/2024
2	1/2 Rimmington Dr SEBASTOPOL 3356	\$358,000	20/08/2024
3	7/199 Yarrowee St SEBASTOPOL 3356	\$345,000	17/05/2024

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:

25/11/2024 09:14



2
 1
 1

Property Type: House (Res)

Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price

\$339,000 - \$369,000

Median Unit Price

Year ending September 2024: \$338,750

Comparable Properties



9/120 Morgan St SEBASTOPOL 3356 (REI)

Agent Comments

2
 1
 1

Price: \$340,000

Method: Private Sale

Date: 02/09/2024

Property Type: House



1/2 Rimmington Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

2
 1
 2

Price: \$358,000

Method: Private Sale

Date: 20/08/2024

Property Type: House

Land Size: 339 sqm approx



7/199 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2
 1
 1

Price: \$345,000

Method: Private Sale

Date: 17/05/2024

Property Type: House