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	2/6 BIRDWOOD AVENUE SEBASTOPOL VIC 3356

Indicative selling price

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

~~Single Price~~		or range between	$315,000	&	$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$343,750	Property type	Unit	Suburb	Sebastopol
Period-from	01 Mar 2024	to	28 Feb 2025	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
3/32 VICTORIA STREET SEBASTOPOL VIC 3356	$330,000	07-Feb-25
1/108A BEVERIN STREET SEBASTOPOL VIC 3356	$320,000	17-Jun-24
3/234 ALBERT STREET SEBASTOPOL VIC 3356	$330,000	25-Feb-25

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.~~

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3/32 VICTORIA STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price RS $330,000 Sold Date 07-Feb-25

Distance 0.32km



1/108A BEVERIN STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price $320,000 Sold Date 17-Jun-24

Distance 0.32km



3/234 ALBERT STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price $330,000 Sold Date 25-Feb-25

Distance 0.45km

RS = Recent sale **UN** = Undisclosed Sale

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