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	11 Ilvia Way, Sebastopol, Vic 3356

Indicative selling price

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

range between $530,000 & $560,000

Median sale price

Median price $410,000 Property type *House* Suburb Sebastopol

Period - From 01/08/2023 to 31/07/2024 Source PropTrack

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 eighteen 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
26 Ilvia Way, Sebastopol, VIC 3356	$605,000	27/11/2023
15 Robilliard Way, Sebastopol, VIC 3356	$560,000	13/01/2024
4 Indigo Street, Bonshaw, VIC 3352	$545,000	03/01/2024

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 eighteen months.~~

This Statement of Information was prepared on: 14/08/2024