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	4 LYNBRAE COURT 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	$549,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$445,000	Property type	House	Suburb	Sebastopol
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
9 WEBSTER DRIVE SEBASTOPOL VIC 3356	$549,000	08-Mar-25
76 GRANT STREET SEBASTOPOL VIC 3356	$565,000	20-Aug-25
621 RUBICON STREET SEBASTOPOL VIC 3356	$561,000	23-Sep-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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9 WEBSTER DRIVE SEBASTOPOL VIC 3356

3 1 3

Sold Price **$549,000** Sold Date **08-Mar-25**

Distance **0.07km**



76 GRANT STREET SEBASTOPOL VIC 3356

3 1 2

Sold Price RS **$565,000** Sold Date **20-Aug-25**

Distance **0.47km**



621 RUBICON STREET SEBASTOPOL VIC 3356

3 1 4

Sold Price RS **$561,000** Sold Date **23-Sep-25**

Distance **1.06km**

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

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