

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

40 MORGAN STREET 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

\$769,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

House

Suburb

Sebastopol

Period-from

01 Nov 2021

to

31 Oct 2022

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

5 DAMON COURT SEBASTOPOL VIC 3356	\$685,000	25-May-22
1334 GEELONG ROAD MOUNT CLEAR VIC 3350	\$757,000	19-Jul-22
109 SMYTHES ROAD DELACOMBE VIC 3356	\$880,000	22-Dec-21

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: 03 November 2022



**5 DAMON COURT SEBASTOPOL
VIC 3356**

 4  2  4

Sold Price **\$685,000** Sold Date **25-May-22**

Distance **1.02km**



**1334 GEELONG ROAD MOUNT
CLEAR VIC 3350**

 4  2  2

Sold Price **\$757,000** Sold Date **19-Jul-22**

Distance **2.14km**



**109 SMYTHES ROAD DELACOMBE
VIC 3356**

 4  2  2

Sold Price **\$880,000** Sold Date **22-Dec-21**

Distance **3.2km**

RS = Recent sale UN = Undisclosed Sale

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