## 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	3/32 Victoria Street, Sebastopol Vic 3356
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$325,000 & \$340,000	Range between	\$325,000	&	\$340,000
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#### Median sale price

Median price \$360,000	Pro	perty Type Un	it		Suburb	Sebastopol
Period - From 01/07/2024	to	30/09/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	18/120 Morgan St SEBASTOPOL 3356	\$360,000	23/08/2024
2	15/120 Morgan St SEBASTOPOL 3356	\$345,000	18/07/2024
3	5 Pozieres PI SEBASTOPOL 3356	\$342,500	03/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	20/12/2024 15:52







**1** 2 **1** 6

Rooms: 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$325,000 - \$340,000 Median Unit Price September quarter 2024: \$360,000

## Comparable Properties



18/120 Morgan St SEBASTOPOL 3356 (VG)

2

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**6** 

Price: \$360,000

Method: Sale Date: 23/08/2024

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

15/120 Morgan St SEBASTOPOL 3356 (VG)

2







**Agent Comments** 

Price: \$345,000 Method: Sale Date: 18/07/2024

Property Type: Flat/Unit/Apartment (Res)

5 Pozieres PI SEBASTOPOL 3356 (VG)



**7** 

Price: \$342,500 Method: Sale Date: 03/07/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Fletchers | P: 03 5333 4797





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