

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 or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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
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 Pl SEBASTOPOL 3356	\$342,500	03/07/2024

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 18 months.~~

This Statement of Information was prepared on:



2 1 1

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)

Agent Comments

2 - -

Price: \$360,000
Method: Sale
Date: 23/08/2024
Property Type: Flat/Unit/Apartment (Res)

15/120 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$345,000
Method: Sale
Date: 18/07/2024
Property Type: Flat/Unit/Apartment (Res)

5 Pozieres PI SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$342,500
Method: Sale
Date: 03/07/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Fletchers | P: 03 5333 4797