

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/312a Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$360,000

&

\$370,000

Median sale price

Median price

\$345,000

Property Type

Unit

Suburb

Sebastopol

Period - From

20/06/2023

to

19/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/250 Albert St SEBASTOPOL 3356	\$380,000	13/05/2024
2	9/120 Morgan St SEBASTOPOL 3356	\$357,000	31/01/2024
3	2/310 Albert St SEBASTOPOL 3356	\$355,000	26/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/06/2024 11:19



2 2 1

Property Type: Townhouse
(Single)

Land Size: 214 sqm approx

Agent Comments

Comparable Properties



2/250 Albert St SEBASTOPOL 3356 (REI)

Agent Comments

3 2 1

Price: \$380,000

Method: Private Sale

Date: 13/05/2024

Property Type: Unit

Land Size: 262 sqm approx



9/120 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$357,000

Method: Sale

Date: 31/01/2024

Property Type: Flat/Unit/Apartment (Res)



2/310 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 2

Price: \$355,000

Method: Private Sale

Date: 26/09/2023

Property Type: Unit

Land Size: 225 sqm approx