

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

320a Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$289,000 & \$309,000

Median sale price

Median price \$257,500

Property Type Unit

Suburb Sebastopol

Period - From 01/04/2020

to 30/06/2020

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	2/307 Albert St SEBASTOPOL 3356	\$300,000	06/04/2020
2	4/130a Beverin St SEBASTOPOL 3356	\$295,000	24/03/2020
3	2/2a Luth St SEBASTOPOL 3356	\$277,000	09/04/2020

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:

16/09/2020 14:22

320a Albert Street, Sebastopol Vic 3356



Troy Anwyl
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2 1 1

Property Type: House
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price

\$289,000 - \$309,000

Median Unit Price

June quarter 2020: \$257,500

Comparable Properties



2/307 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$300,000
Method: Private Sale
Date: 06/04/2020
Property Type: Unit



4/130a Beverin St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$295,000
Method: Private Sale
Date: 24/03/2020
Property Type: Unit



2/2a Luth St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 1

Price: \$277,000
Method: Private Sale
Date: 09/04/2020
Property Type: Townhouse (Single)
Land Size: 232 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.