

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

1/5 Spencer Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$350,000

&

\$365,000

Median sale price

Median price

\$350,700

Property Type

Unit

Suburb

Sebastopol

Period - From

01/09/2021

to

31/08/2022

Source

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	Price	Date of sale
1	2/46 Spencer St SEBASTOPOL 3356	\$360,000	31/07/2021
2	3/40 Spencer St SEBASTOPOL 3356	\$357,000	20/09/2021
3	3/46 Spencer St SEBASTOPOL 3356	\$350,000	06/04/2022

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:

01/09/2022 10:35

1/5 Spencer Street, Sebastopol Vic 3356



Trevor Petrie

03 5333 4322

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2 1 2

Rooms: 4

Property Type: Townhouse

Land Size: 296 sqm approx

Agent Comments

Freshly painted internal walls and ceilings. New carpet in both bedrooms.

Indicative Selling Price

\$350,000 - \$365,000

Median Unit Price

01/09/2021 - 31/08/2022: \$350,700

Comparable Properties



2/46 Spencer St SEBASTOPOL 3356 (REI/VG) Agent Comments

2 2 1

Price: \$360,000

Method: Private Sale

Date: 31/07/2021

Property Type: Unit

Land Size: 262 sqm approx



3/40 Spencer St SEBASTOPOL 3356 (VG) Agent Comments

3 - -

Price: \$357,000

Method: Sale

Date: 20/09/2021

Property Type: Flat/Unit/Apartment (Res)



3/46 Spencer St SEBASTOPOL 3356 (REI/VG) Agent Comments

2 2 1

Price: \$350,000

Method: Private Sale

Date: 06/04/2022

Property Type: Unit

Land Size: 281 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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