

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

1/27A Hertford Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$352,500

Property Type

Unit

Suburb

Sebastopol

Period - From

22/06/2022

to

21/06/2023

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	66 Kossuth St SEBASTOPOL 3356	\$430,000	02/12/2022
2	2/509 Bell St REDAN 3350	\$410,000	30/11/2022
3	4/119 Grant St SEBASTOPOL 3356	\$405,000	08/12/2022

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:

22/06/2023 17:09

1/27A Hertford Street, Sebastopol Vic 3356



Phil Petrie

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Indicative Selling Price

\$420,000

Median Unit Price

22/06/2022 - 21/06/2023: \$352,500



2 1 2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



66 Kossuth St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$430,000

Method: Sale

Date: 02/12/2022

Property Type: House (Res)

Land Size: 224 sqm approx



2/509 Bell St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 30/11/2022

Property Type: Unit

Land Size: 173 sqm approx



4/119 Grant St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$405,000

Method: Sale

Date: 08/12/2022

Property Type: Flat/Unit/Apartment (Res)

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



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