

# 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 9/35 Albion Street, Sebastopol Vic 3356  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$159,000

### Median sale price

Median price \$277,000

Property Type Unit

Suburb Sebastopol

Period - From 01/01/2020

to 31/12/2020

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 eighteen 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	5/304 Albert St SEBASTOPOL 3356	\$158,000	23/08/2019
2	2/22 Dunn St GOLDEN POINT 3350	\$152,000	07/11/2019
3			

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 eighteen months.

This Statement of Information was prepared on:

12/02/2021 12:41



 2    1    1

**Rooms:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$159,000

**Median Unit Price**

Year ending December 2020: \$277,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**5/304 Albert St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$158,000

**Method:** Private Sale

**Date:** 23/08/2019

**Property Type:** Unit



**2/22 Dunn St GOLDEN POINT 3350 (VG)**

Agent Comments

 2    -    -

**Price:** \$152,000

**Method:** Sale

**Date:** 07/11/2019

**Property Type:** Strata Unit/Flat

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 eighteen months.