

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

Unit 2/1 Cromwell Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$365,500

Property Type

Townhouse

Suburb

Sebastopol

Period - From

21/03/2021

to

20/03/2022

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	2/403 Leith St REDAN 3350	\$367,000	25/10/2021
2	3/203 Bell St REDAN 3350	\$360,000	15/04/2021
3	1/18 Beverin St SEBASTOPOL 3356	\$347,000	23/06/2021

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:

21/03/2022 11:11

Unit 2/1 Cromwell Street, Sebastopol Vic 3356



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$350,000

Median Townhouse Price

21/03/2021 - 20/03/2022: \$365,500



2 1 2

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/403 Leith St REDAN 3350 (REI/VG)

Agent Comments

2 1 2

Price: \$367,000

Method: Private Sale

Date: 25/10/2021

Property Type: Unit

Land Size: 264 sqm approx



3/203 Bell St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$360,000

Method: Private Sale

Date: 15/04/2021

Property Type: Unit

Land Size: 227 sqm approx



1/18 Beverin St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$347,000

Method: Sale

Date: 23/06/2021

Property Type: Flat/Unit/Apartment (Res)

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



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