

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

255 Albert Street, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$300,000 & \$330,000

Median sale price

Median price

\$348,000

Property type

House

Suburb

Sebastopol

Period - From

01/05/2020

to

30/04/2021

Source

CoreLogic

Comparable property sales

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
195 Yarrowee Street, Sebastopol Vic 3356	\$320,000	20/07/2020
159 Spencer Street, Sebastopol Vic 3356	\$310,000	11/02/2021
14 Victoria Street, Sebastopol Vic 3356	\$325,000	04/02/2021

This Statement of Information was prepared on: 04/05/2021