



Rooms: 5
Property Type:
Land Size: 845 sqm approx
Agent Comments

Comparable Properties



7 Magpie St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 26/10/2021
Property Type: House (Res)
Land Size: 582 sqm approx



34 Orion St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 23/06/2021
Property Type: House (Res)
Land Size: 884 sqm approx



270 Albert St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 650 sqm approx

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

311 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$395,000

Property Type House

Suburb Sebastopol

Period - From 01/10/2020

to 30/09/2021

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	7 Magpie St GOLDEN POINT 3350	\$400,000	26/10/2021
2	34 Orion St SEBASTOPOL 3356	\$380,000	23/06/2021
3	270 Albert St SEBASTOPOL 3356	\$360,000	30/06/2021

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:

17/01/2022 11:36