

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

22/238 Spencer Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$319,950

Median sale price

Median price

\$350,000

Property Type

Unit

Suburb

Sebastopol

Period - From

01/01/2022

to

31/12/2022

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	4/112 GRANT St SEBASTOPOL 3356	\$340,000	16/12/2022
2	4/292 Albert St SEBASTOPOL 3356	\$327,000	20/03/2023
3	6/120 Grant St SEBASTOPOL 3356	\$300,000	10/01/2023

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:

06/04/2023 15:45



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$319,950

Median Unit Price

Year ending December 2022: \$350,000

Comparable Properties



4/112 GRANT St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 2  1  1

Price: \$340,000

Method: Private Sale

Date: 16/12/2022

Property Type: House



4/292 Albert St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 2  1  1

Price: \$327,000

Method: Private Sale

Date: 20/03/2023

Property Type: Unit

Land Size: 107 sqm approx



6/120 Grant St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

 2  1  1

Price: \$300,000

Method: Private Sale

Date: 10/01/2023

Property Type: Unit

Land Size: 267 sqm approx