

# 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

7/120 Grant Street, Sebastopol Vic 3356

### Indicative selling price

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

Range between \$239,000 & \$249,000

### Median sale price

Median price \$276,250

Property Type Unit

Suburb Sebastopol

Period - From 01/07/2020

to 30/09/2020

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 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 | 11/66 Albert St SEBASTOPOL 3356 | \$230,000 | 27/03/2019   |
| 2 | 11 Alexandra Cl SEBASTOPOL 3356 | \$220,000 | 06/08/2020   |
| 3 | 6/120 Grant St SEBASTOPOL 3356  | \$210,000 | 22/07/2018   |

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:

19/10/2020 12:14



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$239,000 - \$249,000

**Median Unit Price**

September quarter 2020: \$276,250

## Comparable Properties



**11/66 Albert St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$230,000

**Method:** Private Sale

**Date:** 27/03/2019

**Rooms:** 3

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 165 sqm approx



**11 Alexandra CI SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$220,000

**Method:** Private Sale

**Date:** 06/08/2020

**Property Type:** Unit



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

**Agent Comments**

2   1   1

**Price:** \$210,000

**Method:** Private Sale

**Date:** 22/07/2018

**Property Type:** Unit