Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

7/130a Beverin Street, Sebastopol Vic 3356

Indicative selling price

| | e | | | , , ,, |
|-----------------|---------|-----------|---------------------|-----------------|
| For the meaning | of thie | nrica caa | consumer.vic.gov.au | underguoting |
| | | price see | consumer.vic.gov.au | / under quoting |

Single price \$359,500

Median sale price

| Median price | \$360,000 | Pro | perty Type Unit | t | | Suburb | Sebastopol |
|---------------|------------|-----|-----------------|----|------|--------|------------|
| Period - From | 01/07/2024 | to | 30/09/2024 | So | urce | REIV | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 12 Pozieres PI SEBASTOPOL 3356 | \$355,000 | 01/11/2024 |
| 2 | 14 Domain Gdns SEBASTOPOL 3356 | \$355,000 | 05/07/2024 |
| 3 | 7/145 Grant St SEBASTOPOL 3356 | \$360,000 | 01/07/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/11/2024 14:49





Scott Petrie



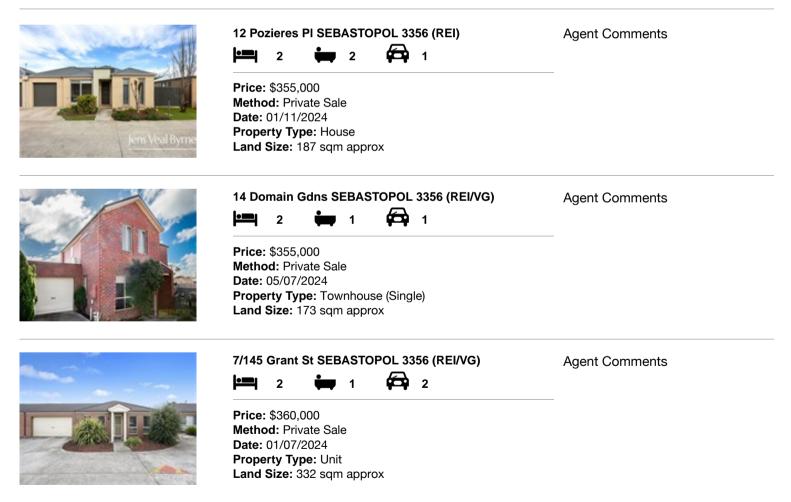


Property Type: Unit Agent Comments

03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$359,500 Median Unit Price September quarter 2024: \$360,000

Comparable Properties



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.