

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

2/349 Albert Street, Sebastopol Vic 3356

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$255,000

&

\$265,000

Median sale price

Median price \$230,000

House

Unit

X

Suburb

Sebastopol

Period - From 01/01/2018

to

31/12/2018

Source

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.

	Address of comparable property	Price	Date of sale
1	2/19 Jess Way SEBASTOPOL 3356	\$285,000	31/07/2018
2	1/156 Walker St SEBASTOPOL 3356	\$265,000	10/09/2018
3	4/7a Verdon St SEBASTOPOL 3356	\$255,000	16/08/2018

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.



2
 1
 1

Rooms: 4

Property Type: Townhouse

Agent Comments

Quietly located in a complex of 2 units, this well-maintained, neat townhouse enjoys a spacious living, open kitchen and dining with the added convenience of a sperate rumpus. The kitchen features stainless steel cooking facilities (including dishwasher) and overlooks the dining area with sliding doors to access the low maintenance backyard. The two-way bathroom gives the feel of an ensuite, while servicing the 2 bedrooms, making it the perfect home for the professional couple or young family. Investors can get excited with a rental appraisal of \$270 per week.

Comparable Properties



2/19 Jess Way SEBASTOPOL 3356 (REI/VG)

Agent Comments

2
 1
 1

Price: \$285,000

Method: Private Sale

Date: 31/07/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 370 sqm approx



1/156 Walker St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2
 1
 1

Price: \$265,000

Method: Private Sale

Date: 10/09/2018

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 278 sqm approx



4/7a Verdon St SEBASTOPOL 3356 (VG)

Agent Comments

2
 -
 -

Price: \$255,000

Method: Sale

Date: 16/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)