

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

2/312a Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$390,000

&

\$410,000

Median sale price

Median price

\$388,500

Property Type

Townhouse

Suburb

Sebastopol

Period - From

06/10/2022

to

05/10/2023

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	1/27a Hertford St SEBASTOPOL 3356	\$413,000	24/07/2023
2	6/491 Wiltshire La DELACOMBE 3356	\$400,000	06/04/2023
3	4/88 Birdwood Av SEBASTOPOL 3356	\$390,000	07/07/2023

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:

06/10/2023 13:32



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Property Type: Unit

Land Size: 216 sqm approx

Agent Comments

Comparable Properties



1/27a Hertford St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

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Price: \$413,000

Method: Private Sale

Date: 24/07/2023

Property Type: Townhouse (Single)

Land Size: 298 sqm approx



6/491 Wiltshire La DELACOMBE 3356 (REI/VG) **Agent Comments**

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Price: \$400,000

Method: Private Sale

Date: 06/04/2023

Property Type: Unit



4/88 Birdwood Av SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 07/07/2023

Property Type: Unit