

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

1/69 Victoria Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$245,000 & \$255,000

Median sale price

Median price \$247,000 Property Type Unit Suburb Sebastopol

Period - From 14/01/2019 to 13/01/2020 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	5/32 Edwards St SEBASTOPOL 3356	\$240,000	16/09/2019
2	4/272 Albert St SEBASTOPOL 3356	\$240,000	17/08/2019
3	5/17 Lewis Ct SEBASTOPOL 3356	\$235,000	24/09/2019

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:

14/01/2020 13:28

1/69 Victoria Street, Sebastopol Vic 3356



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Indicative Selling Price

\$245,000 - \$255,000

Median Unit Price

14/01/2019 - 13/01/2020: \$247,000



Property Type: Unit

Agent Comments

Comparable Properties



5/32 Edwards St SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$240,000

Method: Private Sale

Date: 16/09/2019

Rooms: 3

Property Type: House (Res)

Land Size: 150 sqm approx



4/272 Albert St SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$240,000

Method: Private Sale

Date: 17/08/2019

Rooms: 3

Property Type: Unit



5/17 Lewis Ct SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$235,000

Method: Private Sale

Date: 24/09/2019

Property Type: Unit

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.