

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 and
postcode

106 GRANT STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

Suburb

Sebastopol

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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

97 GRANT STREET SEBASTOPOL VIC 3356	\$285,000	24-Jul-24
296 ALBERT STREET SEBASTOPOL VIC 3356	\$290,000	14-Oct-24
45 VICTORIA STREET SEBASTOPOL VIC 3356	\$285,000	10-Oct-24

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: 10th February 2025



**97 GRANT STREET SEBASTOPOL
VIC 3356**

Sold Price

^{RS} **\$285,000** Sold Date **24-Jul-24**

 3  1  -

Distance **0.1km**



**296 ALBERT STREET SEBASTOPOL
VIC 3356**

Sold Price

^{RS} **\$290,000** Sold Date **14-Oct-24**

 2  1  2

Distance **1.61km**



**45 VICTORIA STREET
SEBASTOPOL VIC 3356**

Sold Price

^{RS} **\$285,000** Sold Date **10-Oct-24**

 3  1  2

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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