

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

155A Albert 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

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Sebastopol

Period-from

01 Nov 2020

to

31 Oct 2021

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

157 Albert Street Sebastopol VIC 3356	\$415,000	07-Jul-21
142 Yarrowee Street Sebastopol VIC 3356	\$461,500	20-Sep-21
136 Beverin Street Sebastopol VIC 3356	\$435,000	12-Jan-21

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.~~

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157 Albert Street Sebastopol VIC 3356

4 3 2

Sold Price

\$415,000

Sold Date

07-Jul-21

Distance

0.01km



142 Yarrowee Street Sebastopol VIC 3356

3 2 3

Sold Price

^{RS} **\$461,500**

Sold Date

20-Sep-21

Distance

0.13km



136 Beverin Street Sebastopol VIC 3356

3 1 4

Sold Price

\$435,000

Sold Date

12-Jan-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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