

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

1/66 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$245,000

&

\$265,000

Median sale price

Median price \$290,000

Property Type Unit

Suburb Sebastopol

Period - From 13/01/2020

to

12/01/2021

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	3/75 Albert St SEBASTOPOL 3356	\$265,000	10/11/2020
2	4/2 Sayle St SEBASTOPOL 3356	\$260,000	05/06/2020
3	3/232 Albert St SEBASTOPOL 3356	\$257,500	12/10/2020

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:

13/01/2021 17:40

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Indicative Selling Price

\$245,000 - \$265,000

Median Unit Price

13/01/2020 - 12/01/2021: \$290,000



2 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

3/75 Albert St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$265,000

Method: Sale

Date: 10/11/2020

Property Type: Strata Unit/Flat



4/2 Sayle St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$260,000

Method: Private Sale

Date: 05/06/2020

Property Type: Unit



3/232 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$257,500

Method: Private Sale

Date: 12/10/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 234 sqm approx