

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

2/250 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$352,000

Property Type

Townhouse

Suburb

Sebastopol

Period - From

15/03/2023

to

14/03/2024

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	6/120 Morgan St SEBASTOPOL 3356	\$390,000	31/10/2023
2	5/120 Morgan St SEBASTOPOL 3356	\$385,000	04/09/2023
3	2/261 Albert St SEBASTOPOL 3356	\$370,000	02/11/2023

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:

15/03/2024 16:04



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Property Type: Unit
Land Size: 262 sqm approx
Agent Comments

Indicative Selling Price
\$385,000
Median Townhouse Price
15/03/2023 - 14/03/2024: \$352,000

Comparable Properties



6/120 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments

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Price: \$390,000
Method: Sale
Date: 31/10/2023
Property Type: Flat/Unit/Apartment (Res)



5/120 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments

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Price: \$385,000
Method: Sale
Date: 04/09/2023
Property Type: Flat/Unit/Apartment (Res)



2/261 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$370,000
Method: Private Sale
Date: 02/11/2023
Property Type: Unit
Land Size: 203 sqm approx