

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

44 ALBION 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

\$327,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Dec 2022

to

30 Nov 2023

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

3 TRISTAN DRIVE SEBASTOPOL VIC 3356	\$320,000	05-Dec-23
1/104 VICKERS STREET SEBASTOPOL VIC 3356	\$333,000	14-Nov-23
8 KILARA PLACE SEBASTOPOL VIC 3356	\$335,000	21-Nov-23

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: 08 December 2023



**3 TRISTAN DRIVE SEBASTOPOL
VIC 3356**

2 1 -

Sold Price

^{RS}

\$320,000

Sold Date **05-Dec-23**

Distance **1.05km**



**1/104 VICKERS STREET
SEBASTOPOL VIC 3356**

2 1 1

Sold Price

^{RS}

\$333,000

Sold Date **14-Nov-23**

Distance **0.78km**



**8 KILARA PLACE SEBASTOPOL VIC
3356**

2 1 1

Sold Price

^{RS}

\$335,000

^{UN}

Sold Date **21-Nov-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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