

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 2/228 Albert Street, Sebastopol Vic 3356
Including suburb or locality and postcode

Indicative selling price

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

Range between \$300,000 & \$320,000

Median sale price

Median price \$351,000 Property Type Townhouse Suburb Sebastopol

Period - From 12/12/2023 to 11/12/2024 Source Property Data

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	1/108a Beverin St SEBASTOPOL 3356	\$320,000	25/06/2024
2	17 Tristan Dr SEBASTOPOL 3356	\$327,000	08/05/2024
3	2/120 Morgan St SEBASTOPOL 3356	\$340,000	31/08/2023

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: 12/12/2024 16:02

Rob Cunningham

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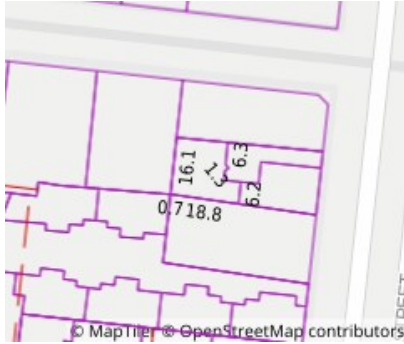
robert@doepels.com.au

Indicative Selling Price

\$300,000 - \$320,000

Median Townhouse Price

12/12/2023 - 11/12/2024: \$351,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/108a Beverin St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 25/06/2024

Property Type: Townhouse (Res)

Land Size: 114 sqm approx



17 Tristan Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$327,000

Method: Private Sale

Date: 08/05/2024

Property Type: Townhouse (Single)

Land Size: 182 sqm approx



2/120 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 31/08/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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