

# 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

130 Grant Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$280,000 & \$290,000

### Median sale price

Median price \$330,000 Property Type House Suburb Sebastopol

Period - From 01/01/2020 to 31/12/2020 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 | 22 Sayle St SEBASTOPOL 3356    | \$300,000 | 08/12/2020   |
| 2 | 23 Yarrowee St SEBASTOPOL 3356 | \$280,000 | 08/12/2020   |
| 3 | 270 Albert St SEBASTOPOL 3356  | \$265,000 | 20/10/2020   |

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:

23/02/2021 10:42



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 650 sqm approx  
**Agent Comments**

## Comparable Properties



**22 Sayle St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

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**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 08/12/2020  
**Property Type:** House (Res)  
**Land Size:** 453 sqm approx



**23 Yarrowee St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 08/12/2020  
**Property Type:** House  
**Land Size:** 586 sqm approx



**270 Albert St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

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**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 20/10/2020  
**Property Type:** House  
**Land Size:** 650 sqm approx