

14 Nelson Street, Sebastopol Vic 3356



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Indicative Selling Price
\$395,000

Median House Price
September quarter 2022: \$480,000



3 1 2

Rooms: 5
Property Type: Residence
Land Size: 624 sqm approx
Agent Comments

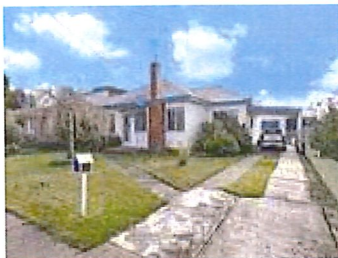
Comparable Properties



182 Spencer St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

3 1 2

Price: \$410,000
Method: Private Sale
Date: 16/06/2022
Property Type: House (Res)
Land Size: 604 sqm approx



159 Morgan St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

3 1 1

Price: \$400,000
Method: Private Sale
Date: 03/09/2021
Property Type: House (Res)
Land Size: 753 sqm approx



6 Tower St SEBASTOPOL 3356 (VG) **Agent Comments**

3 - -

Price: \$385,000
Method: Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 539 sqm approx

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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

14 Nelson Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sebastopol

Period - From

01/07/2022

to

30/09/2022

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	182 Spencer St SEBASTOPOL 3356	\$410,000	16/06/2022
2	159 Morgan St SEBASTOPOL 3356	\$400,000	03/09/2021
3	6 Tower St SEBASTOPOL 3356	\$385,000	30/06/2021

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:

21/11/2022 09:32