

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

\$299,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,750

Property type

House

Suburb

Sebastopol

Period-from

01 Dec 2023

to

30 Nov 2024

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

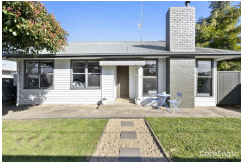
Date of sale

719 LA TROBE STREET REDAN VIC 3350	\$315,000	09-Sep-24
12 DAVEY STREET BALLARAT CENTRAL VIC 3350	\$315,000	12-Jul-24
1/118 BIRDWOOD AVENUE SEBASTOPOL VIC 3356	\$320,000	04-Jun-24

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: 04 December 2024



719 LA TROBE STREET REDAN VIC 3350

Sold Price

\$315,000

Sold Date **09-Sep-24**

2 1 -

Distance **2.78km**



12 DAVEY STREET BALLARAT CENTRAL VIC 3350

Sold Price

Sold Date **12-Jul-24**

3 1 -

Distance **4.67km**



1/118 BIRDWOOD AVENUE SEBASTOPOL VIC 3356

Sold Price

\$320,000

Sold Date **04-Jun-24**

2 1 1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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