

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

6/35 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Jul 2023

to

30 Jun 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

1/118-120 GRANT STREET SEBASTOPOL VIC 3356	\$255,000	18-Apr-24
4/41 KENT STREET SEBASTOPOL VIC 3356	\$260,000	23-Jan-24
3/41 KENT STREET SEBASTOPOL VIC 3356	\$260,000	09-Jan-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 July 2024



**1/118-120 GRANT STREET
SEBASTOPOL VIC 3356**

2 1 1

Sold Price

^{RS}

\$255,000

Sold Date

18-Apr-24

Distance

0.29km



**4/41 KENT STREET SEBASTOPOL
VIC 3356**

2 1 1

Sold Price

\$260,000

Sold Date

23-Jan-24

Distance

1.34km



**3/41 KENT STREET SEBASTOPOL
VIC 3356**

2 1 1

Sold Price

Sold Date

09-Jan-24

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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