

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

197 Albert Street, Sebastopol, VIC 3356

Indicative selling price

\$ 345,000 - \$365,000

Range between

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

Median sale price

Median price
\$ 330,000

House

*Delete house or unit as applicable

Suburb
SEBASTOPOL

Period from
01/03/2018

Period to
29/08/2019

Source
Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



99 ROWLANDS STREET
SEBASTOPOL

2 1 10

Price \$330,000
Date of Sale 20/03/2018
Land 725 sqm



19 HINKLER AVENUE
SEBASTOPOL

4 2 4

Price \$370,000
Date of Sale 28/05/2019
Land 977 sqm



10 TRANQUILLITY COURT
SEBASTOPOL

3 2 4

Price \$350,000
Date of Sale 26/06/2018
Land 579 sqm

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