

# 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

2/101 Albert Street, Sebastopol Vic 3356

### Indicative selling price

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

Range between \$350,000 & \$370,000

### Median sale price

Median price \$385,000 Property Type Townhouse Suburb Sebastopol

Period - From 29/10/2021 to 28/10/2022 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	3/274a Albert St SEBASTOPOL 3356	\$368,000	11/05/2022
2	4/18 Verdon St SEBASTOPOL 3356	\$350,000	27/09/2022
3	1/312a Albert St SEBASTOPOL 3356	\$350,000	04/04/2022

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:

29/10/2022 18:23