

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/232 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$255,000

&

\$265,000

Median sale price

Median price \$297,000

Property Type Unit

Suburb Sebastopol

Period - From 01/10/2020

to 31/12/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3/75 Albert St SEBASTOPOL 3356	\$265,000	10/11/2020
2	3/232 Albert St SEBASTOPOL 3356	\$257,500	12/10/2020
3	1/66 Albert St SEBASTOPOL 3356	\$251,000	29/01/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/03/2021 19:15

1/232 Albert Street, Sebastopol Vic 3356



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Indicative Selling Price

\$255,000 - \$265,000

Median Unit Price

December quarter 2020: \$297,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

3/75 Albert St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$265,000

Method: Sale

Date: 10/11/2020

Property Type: Strata Unit/Flat



3/232 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$257,500

Method: Private Sale

Date: 12/10/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 234 sqm approx



1/66 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$251,000

Method: Private Sale

Date: 29/01/2021

Property Type: Unit

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.