

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 3/336 Albert Street, Sebastopol Vic 3356
Including suburb or locality and postcode

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$360,000

Property Type Unit

Suburb Sebastopol

Period - From 01/07/2024

to 30/09/2024

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	198 Albert St SEBASTOPOL 3356	\$410,000	13/02/2024
2	1/334 Albert St SEBASTOPOL 3356	\$410,000	01/11/2023
3	1/234 Albert St SEBASTOPOL 3356	\$410,000	03/10/2023

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:

24/12/2024 11:20



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

September quarter 2024: \$360,000

Comparable Properties



198 Albert St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$410,000

Method: Sale

Date: 13/02/2024

Property Type: Retail (Com)

Land Size: 365 sqm approx



1/334 Albert St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$410,000

Method: Sale

Date: 01/11/2023

Property Type: Flat/Unit/Apartment (Res)



1/234 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$410,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment

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