

# 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

1/24 Spencer Street, Sebastopol Vic 3356

### Indicative selling price

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

Single price \$299,500

### 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	2/29 Charlotte St SEBASTOPOL 3356	\$300,000	20/09/2024
2	3/302 Albert St SEBASTOPOL 3356	\$295,500	29/08/2024
3	9/66 Albert St SEBASTOPOL 3356	\$300,000	14/06/2024

**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:

02/12/2024 10:02



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$299,500  
**Median Unit Price**  
September quarter 2024: \$360,000

## Comparable Properties



2/29 Charlotte St SEBASTOPOL 3356 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 20/09/2024  
**Property Type:** Unit  
**Land Size:** 200 sqm approx



3/302 Albert St SEBASTOPOL 3356 (REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$295,500  
**Method:** Private Sale  
**Date:** 29/08/2024  
**Property Type:** Unit



9/66 Albert St SEBASTOPOL 3356 (REI/VG)

[Agent Comments](#)

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**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 14/06/2024  
**Property Type:** Unit