

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 and
postcode

6/120 GRANT STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

8/120 GRANT STREET SEBASTOPOL VIC 3356	\$295,000	22-Jun-22
3/110 ADAIR STREET REDAN VIC 3350	\$305,000	28-Apr-22
1/106 LARTER STREET GOLDEN POINT VIC 3350	\$300,000	11-May-22

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: 08 December 2022


**8/120 GRANT STREET
SEBASTOPOL VIC 3356**

 2
  1
  1

Sold Price

\$295,000

Sold Date

22-Jun-22

Distance

0.05km

**3/110 ADAIR STREET REDAN VIC
3350**

 2
  1
  1

Sold Price

\$305,000

Sold Date

28-Apr-22

Distance

2.66km

**1/106 LARTER STREET GOLDEN
POINT VIC 3350**

 2
  1
  1

Sold Price

\$300,000

Sold Date

11-May-22

Distance

4.71km
RS = Recent sale

UN = Undisclosed Sale

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