

# 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

3/302 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 \$285,000 & \$305,000

### Median sale price

Median price \$347,000 Property Type Unit Suburb Sebastopol

Period - From 05/08/2023 to 04/08/2024 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 | 5/118 Grant St SEBASTOPOL 3356    | \$305,000 | 07/02/2024   |
| 2 | 22/238 Spencer St SEBASTOPOL 3356 | \$310,000 | 18/04/2023   |
| 3 | 2/118 Albert St SEBASTOPOL 3356   | \$280,000 | 20/02/2023   |

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:

05/08/2024 14:12

3/302 Albert Street, Sebastopol Vic 3356



Hannah Baker  
0353334322  
0457988876

[hannah@trevorpetrie.com.au](mailto:hannah@trevorpetrie.com.au)

**Indicative Selling Price**

\$285,000 - \$305,000

**Median Unit Price**

05/08/2023 - 04/08/2024: \$347,000



2   1   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**5/118 Grant St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$305,000

**Method:** Private Sale

**Date:** 07/02/2024

**Property Type:** Unit

**Land Size:** 188 sqm approx



**22/238 Spencer St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 18/04/2023

**Property Type:** Unit

**2/118 Albert St SEBASTOPOL 3356 (VG)**

**Agent Comments**

2   -   -

**Price:** \$280,000

**Method:** Sale

**Date:** 20/02/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.