

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

3/274A Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$345,000

&

\$365,000

Median sale price

Median price

\$336,000

Property Type

Unit

Suburb

Sebastopol

Period - From

27/04/2021

to

26/04/2022

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	5/27a Hertford St SEBASTOPOL 3356	\$360,000	31/01/2022
2	5/59 Beverin St SEBASTOPOL 3356	\$360,000	29/09/2021
3	8 Gumdale PI SEBASTOPOL 3356	\$348,000	14/12/2021

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:

27/04/2022 12:48



2 1 2

Rooms: 3

Property Type: Apartment

Land Size: 248m2 sqm approx

Agent Comments

Indicative Selling Price

\$345,000 - \$365,000

Median Unit Price

27/04/2021 - 26/04/2022: \$336,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

5/27a Hertford St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$360,000

Method: Sale

Date: 31/01/2022

Property Type: Flat/Unit/Apartment (Res)

5/59 Beverin St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$360,000

Method: Sale

Date: 29/09/2021

Property Type: Flat/Unit/Apartment (Res)



8 Gumdale PI SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$348,000

Method: Private Sale

Date: 14/12/2021

Property Type: Townhouse (Single)