

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

4/12 ROWLANDS 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/73 BEVERIN STREET SEBASTOPOL VIC 3356	\$346,500	19-Jul-22
4/104 VICKERS STREET SEBASTOPOL VIC 3356	\$340,000	16-Feb-23
3/5 SPENCER STREET SEBASTOPOL VIC 3356	\$356,000	02-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: 07 August 2023

McGrath

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2/73 BEVERIN STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price

\$346,500

Sold Date

19-Jul-22

Distance

0.46km



4/104 VICKERS STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price

\$340,000

Sold Date

16-Feb-23

Distance

0.5km



3/5 SPENCER STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price

\$356,000

Sold Date

02-May-22

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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