Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/2 Sayle Street, Sebastopol Vic 3356
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$355,000	Pro	perty Type	Unit		Suburb	Sebastopol
Period - From	01/01/2025	to	31/03/2025	,	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.

Α	Address of comparable property	Price	Date of sale
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1	1/38 Orion St SEBASTOPOL 3356	\$350,000	14/04/2025
2	8/3 Verdon St SEBASTOPOL 3356	\$330,000	26/03/2025
3	1/38 Yarrowee St SEBASTOPOL 3356	\$330,000	11/06/2024

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:	15/04/2025 10:47









Rooms: 3

Property Type: Townhouse

(Single)

Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price \$345,000 - \$355,000 Median Unit Price March quarter 2025: \$355,000

Comparable Properties



1/38 Orion St SEBASTOPOL 3356 (REI)

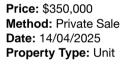
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Agent Comments





8/3 Verdon St SEBASTOPOL 3356 (REI)

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Agent Comments

Price: \$330,000 Method: Private Sale Date: 26/03/2025 Property Type: Unit

Land Size: 262 sqm approx



1/38 Yarrowee St SEBASTOPOL 3356 (REI/VG)

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Price: \$330,000



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Agent Comments

Method: Sale by Tender Date: 11/06/2024
Property Type: Unit

Account - Ballarat Property Agents | P: 03 5324 2408





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