

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/130a Beverin Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$359,500

Median sale price

Median price

\$360,000

Property Type

Unit

Suburb

Sebastopol

Period - From

01/07/2024

to

30/09/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Pozieres PI SEBASTOPOL 3356	\$355,000	01/11/2024
2	14 Domain Gdns SEBASTOPOL 3356	\$355,000	05/07/2024
3	7/145 Grant St SEBASTOPOL 3356	\$360,000	01/07/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/11/2024 14:49



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$359,500
Median Unit Price
September quarter 2024: \$360,000

Comparable Properties

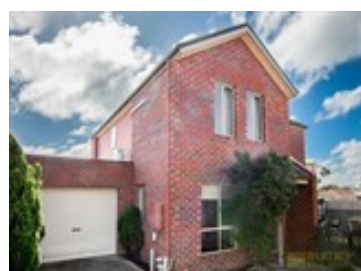


12 Pozieres PI SEBASTOPOL 3356 (REI)

Agent Comments

 2  2  1

Price: \$355,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 187 sqm approx



14 Domain Gdns SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2  1  1

Price: \$355,000
Method: Private Sale
Date: 05/07/2024
Property Type: Townhouse (Single)
Land Size: 173 sqm approx



7/145 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2  1  2

Price: \$360,000
Method: Private Sale
Date: 01/07/2024
Property Type: Unit
Land Size: 332 sqm approx

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