

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

7/145 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$345,000

Property Type

Unit

Suburb

Sebastopol

Period - From

01/04/2023

to

31/03/2024

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	6/9 Horwood Dr CANADIAN 3350	\$370,000	05/03/2024
2	2/6 Webster Dr SEBASTOPOL 3356	\$370,000	09/02/2024
3	8/240 Lal Lal St CANADIAN 3350	\$369,000	06/11/2023

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:

12/06/2024 12:42

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Indicative Selling Price

\$365,000

Median Unit Price

Year ending March 2024: \$345,000



 2  1  2

Rooms: 3

Property Type: Townhouse

Land Size: 331 sqm approx

Agent Comments

Comparable Properties



6/9 Horwood Dr CANADIAN 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$370,000

Method: Private Sale

Date: 05/03/2024

Property Type: Townhouse (Single)

Land Size: 203 sqm approx



2/6 Webster Dr SEBASTOPOL 3356 (VG)

Agent Comments

 2  -  -

Price: \$370,000

Method: Sale

Date: 09/02/2024

Property Type: Flat/Unit/Apartment (Res)



8/240 Lal Lal St CANADIAN 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$369,000

Method: Private Sale

Date: 06/11/2023

Property Type: Unit

Land Size: 304 sqm approx