Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$345,000

Property	offered	for sale
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Address	1/45 Victoria 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

Range between \$275,000 & \$300,000	Range between	\$275,000	&	\$300,000
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Median sale price

Median price \$410,000	Pro	operty Type Ho	use	Subi	urb Sebastopol
Period - From 24/08/2023	to	23/08/2024	Sou	ırce REIV	,

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

6 Victoria St SEBASTOPOL 3356

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.

Add	ress of comparable property	Price	Date of sale
1	151 Albert St SEBASTOPOL 3356	\$250,000	02/04/2024
2	2/36 Albion St SEBASTOPOL 3356	\$310,000	01/12/2023

OR

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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:	24/08/2024 20:27



31/05/2023







Property Type: House **Agent Comments**

Indicative Selling Price \$275,000 - \$300,000 **Median House Price** 24/08/2023 - 23/08/2024: \$410,000

Comparable Properties



151 Albert St SEBASTOPOL 3356 (REI/VG)



Price: \$250,000 Method: Private Sale Date: 02/04/2024

Property Type: House (Res) Land Size: 422 sqm approx

Agent Comments



2/36 Albion St SEBASTOPOL 3356 (REI/VG)



Price: \$310,000 Method: Private Sale Date: 01/12/2023 Property Type: Unit Land Size: 288 sqm approx Agent Comments



6 Victoria St SEBASTOPOL 3356 (VG)



Price: \$345.000 Method: Sale Date: 31/05/2023

Property Type: House (Res) Land Size: 384 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



