

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

1/45 Victoria Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$275,000 & \$300,000

Median sale price

Median price \$410,000 Property Type House Suburb Sebastopol

Period - From 24/08/2023 to 23/08/2024 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	151 Albert St SEBASTOPOL 3356	\$250,000	02/04/2024
2	2/36 Albion St SEBASTOPOL 3356	\$310,000	01/12/2023
3	6 Victoria St SEBASTOPOL 3356	\$345,000	31/05/2023

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:

24/08/2024 20:27

