

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

3/9 Spencer Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$349,500

Property Type

Townhouse

Suburb

Sebastopol

Period - From

05/06/2023

to

04/06/2024

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 eighteen 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	1/30 Orion St SEBASTOPOL 3356	\$430,000	08/06/2023
2	1/132 Spencer St SEBASTOPOL 3356	\$416,000	17/10/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

05/06/2024 14:25



 3  2  2

Property Type: Townhouse
(Single)
Land Size: 244 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Townhouse Price
05/06/2023 - 04/06/2024: \$349,500

Comparable Properties



1/30 Orion St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  2  2

Price: \$430,000
Method: Private Sale
Date: 08/06/2023
Property Type: Townhouse (Single)
Land Size: 296 sqm approx



1/132 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  2  1

Price: \$416,000
Method: Private Sale
Date: 17/10/2023
Rooms: 5
Property Type: Townhouse (Res)

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 eighteen months.