Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	perty	offered	for sal	е

Address	3/9 Spencer 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	\$400,000	&	\$440,000
			i I

Median sale price

Median price	\$349,500	Pro	perty Type Tow	nhouse	Suburb	Sebastopol
Period - From	05/06/2023	to	04/06/2024	Sourc	e 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.

Ad	dress 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
--	------------------











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)

= 3



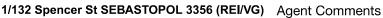


Price: \$430.000 Method: Private Sale

Date: 08/06/2023 Property Type: Townhouse (Single)

Land Size: 296 sqm approx

Agent Comments









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.

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



