Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/307 Albert Street, Sebastopol Vic 3356

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$385,000		&		\$415,000			
Median sale p	rice							
Median price	\$346,000	Pro	operty Type	Unit			Suburb	Sebastopol
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/27a Hertford St SEBASTOPOL 3356	\$413,000	24/07/2023
2	2/46 Spencer St SEBASTOPOL 3356	\$395,000	14/10/2022
3	4/88 Birdwood Av SEBASTOPOL 3356	\$390,000	07/07/2023

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:

15/02/2024 11:13









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$385,000 - \$415,000 Median Unit Price Year ending December 2023: \$346,000

Comparable Properties



1/27a Hertford St SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$413,000 Method: Private Sale Date: 24/07/2023 Property Type: Townhouse (Single) Land Size: 298 sqm approx



2/46 Spencer St SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 14/10/2022 Property Type: Unit



4/88 Birdwood Av SEBASTOPOL 3356 (REI/VG)



Price: \$390,000 Method: Private Sale Date: 07/07/2023 Property Type: Unit Agent Comments

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