

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 Cluden Gardens, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$410,000

Property Type

Townhouse

Suburb

Sebastopol

Period - From

25/10/2022

to

24/10/2023

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	1/75 Hill St SEBASTOPOL 3356	\$360,000	25/09/2023
2	2/310 Albert St SEBASTOPOL 3356	\$355,000	12/09/2023
3	1/12 Morgan St SEBASTOPOL 3356	\$345,000	12/09/2023

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:

25/10/2023 08:10



Property Type: House (New - Detached)

Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Townhouse Price

25/10/2022 - 24/10/2023: \$410,000

Comparable Properties



1/75 Hill St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 25/09/2023

Property Type: Unit



2/310 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 12/09/2023

Property Type: Unit

Land Size: 225 sqm approx



1/12 Morgan St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 12/09/2023

Property Type: Townhouse (Single)

Land Size: 234 sqm approx

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