

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 312 Albert 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 \$375,000 & \$395,000

Median sale price

Median price \$440,000 Property Type House Suburb Sebastopol

Period - From 29/11/2022 to 28/11/2023 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	111 Yarrowee St SEBASTOPOL 3356	\$395,000	10/11/2022
2	253 Albert St SEBASTOPOL 3356	\$370,000	25/08/2023
3	5 Birdwood Av SEBASTOPOL 3356	\$359,000	03/10/2023

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:

29/11/2023 13:50



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Property Type: House
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median House Price

29/11/2022 - 28/11/2023: \$440,000

Comparable Properties



111 Yarrowee St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

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Price: \$395,000
Method: Private Sale
Date: 10/11/2022
Rooms: 3
Property Type: House (Res)
Land Size: 389 sqm approx



253 Albert St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

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Price: \$370,000
Method: Private Sale
Date: 25/08/2023
Property Type: House
Land Size: 636 sqm approx



5 Birdwood Av SEBASTOPOL 3356 (REI/VG) **Agent Comments**

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Price: \$359,000
Method: Private Sale
Date: 03/10/2023
Property Type: House
Land Size: 380 sqm approx