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 4/7 Clarkson Street, Sebastopol Vic 3356

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$330,000		&		\$360,000			
Median sale p	rice							
Median price	\$350,000	Pro	operty Type	Unit			Suburb	Sebastopol
Period - From	23/01/2023	to	22/01/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	3 Cluden Gdns SEBASTOPOL 3356	\$360,000	25/11/2023
2	10/120 Morgan St SEBASTOPOL 3356	\$350,000	18/09/2023
3	8/41 Kent St SEBASTOPOL 3356	\$330,000	13/09/2023

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:

23/01/2024 13:57









Property Type: Unit Agent Comments Indicative Selling Price \$330,000 - \$360,000 Median Unit Price 23/01/2023 - 22/01/2024: \$350,000

Comparable Properties



3 Cluden Gdns SEBASTOPOL 3356 (REI)



Price: \$360,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit Land Size: 312 sqm approx

10/120 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments

Agent Comments



Price: \$350,000 Method: Sale Date: 18/09/2023 Property Type: Flat/Unit/Apartment (Res)



8/41 Kent St SEBASTOPOL 3356 (VG)



Agent Comments

Price: \$330,000 Method: Sale Date: 13/09/2023 Property Type: Flat/Unit/Apartment (Res)

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





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