

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

5/118 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$349,975

Property Type

Unit

Suburb

Sebastopol

Period - From

20/12/2022

to

19/12/2023

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	8/41 Kent St SEBASTOPOL 3356	\$330,000	13/09/2023
2	3/403 Rubicon St SEBASTOPOL 3356	\$325,000	21/11/2023
3	4/12 Rowlands St SEBASTOPOL 3356	\$320,000	04/09/2023

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:

20/12/2023 11:05