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	7/145 Grant 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

Single price \$365,000

Median sale price

Median price	\$345,000	Pro	perty Type Ur	it		Suburb	Sebastopol
Period - From	01/04/2023	to	31/03/2024	Sc	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/9 Horwood Dr CANADIAN 3350	\$370,000	05/03/2024
2	2/6 Webster Dr SEBASTOPOL 3356	\$370,000	09/02/2024
3	8/240 Lal Lal St CANADIAN 3350	\$369,000	06/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/06/2024 12:42





Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$365,000 **Median Unit Price**

Year ending March 2024: \$345,000

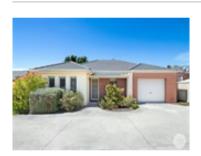


Rooms: 3

Property Type: Townhouse Land Size: 331 sqm approx

Agent Comments

Comparable Properties



6/9 Horwood Dr CANADIAN 3350 (REI/VG)

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Price: \$370,000 Method: Private Sale Date: 05/03/2024

Property Type: Townhouse (Single) Land Size: 203 sqm approx

Agent Comments



2/6 Webster Dr SEBASTOPOL 3356 (VG)





Price: \$370,000 Method: Sale Date: 09/02/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



8/240 Lal Lal St CANADIAN 3350 (REI/VG)



Price: \$369.000 Method: Private Sale Date: 06/11/2023 Property Type: Unit Land Size: 304 sqm approx Agent Comments

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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