

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

9 Albion Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$430,000 Property Type House Suburb Sebastopol

Period - From 01/04/2023 to 31/03/2024 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	30 Jenkins Dr SEBASTOPOL 3356	\$495,000	05/06/2023
2	269 Vickers St SEBASTOPOL 3356	\$480,000	04/03/2024
3	1 Luth St SEBASTOPOL 3356	\$480,000	08/06/2023

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: 21/05/2024 17:34



3 1 6

Property Type: House (Previously Occupied - Detached)
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending March 2024: \$430,000

Comparable Properties



30 Jenkins Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$495,000
Method: Private Sale
Date: 05/06/2023
Rooms: 6
Property Type: House (Res)
Land Size: 624 sqm approx



269 Vickers St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 4

Price: \$480,000
Method: Private Sale
Date: 04/03/2024
Property Type: House (Res)
Land Size: 685 sqm approx



1 Luth St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$480,000
Method: Private Sale
Date: 08/06/2023
Property Type: House
Land Size: 673 sqm approx