

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 Bilston Place, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$375,000

&

\$410,000

Median sale price

Median price

\$345,000

Property Type

Unit

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.

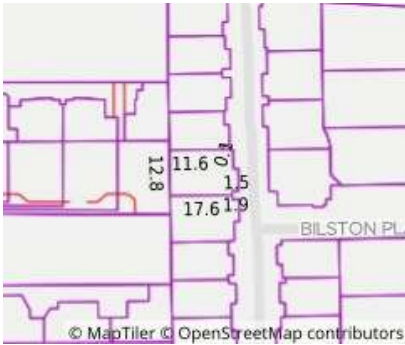
	Address of comparable property	Price	Date of sale
1	2/5 Riverview Ct SEBASTOPOL 3356	\$407,500	12/06/2024
2	7/9 Burnett St SEBASTOPOL 3356	\$396,000	28/06/2024
3	2/250 Albert St SEBASTOPOL 3356	\$380,000	13/05/2024

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:

02/07/2024 08:54



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$375,000 - \$410,000
Median Unit Price
Year ending March 2024: \$345,000

Comparable Properties



2/5 Riverview Ct SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$407,500
Method: Private Sale
Date: 12/06/2024
Property Type: Unit
Land Size: 428 sqm approx



7/9 Burnett St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$396,000
Method: Private Sale
Date: 28/06/2024
Property Type: Townhouse (Single)



2/250 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit
Land Size: 262 sqm approx