

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

5/312 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$365,000 & \$395,000

Median sale price

Median price \$395,000 Property Type House Suburb Sebastopol

Period - From 01/10/2020 to 30/09/2021 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	6 Howard St SEBASTOPOL 3356	\$420,000	09/10/2021
2	1/19 Westcliffe Cr SEBASTOPOL 3356	\$385,500	15/01/2021
3	1/2a Kelvin Av SEBASTOPOL 3356	\$359,000	19/05/2021

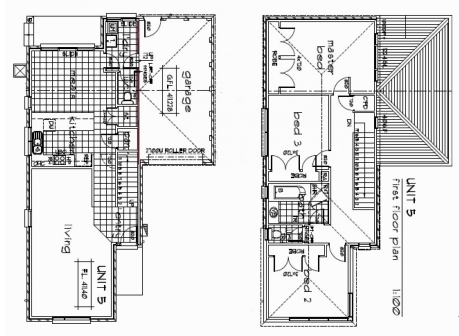
OR

~~**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:

08/12/2021 09:29

5/312 Albert Street, Sebastopol Vic 3356



3 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$365,000 - \$395,000

Median House Price

Year ending September 2021: \$395,000

Comparable Properties



6 Howard St SEBASTOPOL 3356 (VG)

Agent Comments

3 -

Price: \$420,000

Method: Sale

Date: 09/10/2021

Property Type: Flat/Unit/Apartment (Res)

1/19 Westcliffe Cr SEBASTOPOL 3356 (VG)

Agent Comments

1 -

Price: \$385,500

Method: Sale

Date: 15/01/2021

Property Type: Flat/Unit/Apartment (Res)

1/2a Kelvin Av SEBASTOPOL 3356 (VG)

Agent Comments

3 -

Price: \$359,000

Method: Sale

Date: 19/05/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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