

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 280a Vickers 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

Range between \$295,000 & \$320,000

Median sale price

Median price \$392,000 Property Type House Suburb Sebastopol

Period - From 01/04/2021 to 30/06/2021 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	10 Albion St SEBASTOPOL 3356	\$345,000	25/05/2021
2	126 Albert St SEBASTOPOL 3356	\$320,000	11/08/2021
3	108 Beverin St SEBASTOPOL 3356	\$312,000	26/05/2021

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: 02/10/2021 09:17

280a Vickers Street, Sebastopol Vic 3356



 2  1  2

Property Type: House
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$295,000 - \$320,000
Median House Price
June quarter 2021: \$392,000

Comparable Properties



10 Albion St SEBASTOPOL 3356 (VG)

Agent Comments

 2  -  -

Price: \$345,000
Method: Sale
Date: 25/05/2021
Property Type: House (Res)
Land Size: 526 sqm approx



126 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  1  1

Price: \$320,000
Method: Private Sale
Date: 11/08/2021
Property Type: House (Res)
Land Size: 416 sqm approx



108 Beverin St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  1  2

Price: \$312,000
Method: Private Sale
Date: 26/05/2021
Property Type: House
Land Size: 300 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.