

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	4/7 Clarkson St SEBASTOPOL 3356	\$275,000	21/02/2020
2	1/17 Yarrowee St SEBASTOPOL 3356	\$270,000	25/02/2020
3	3/232 Albert St SEBASTOPOL 3356	\$257,500	12/10/2020

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:

7/66 Albert Street, Sebastopol Vic 3356



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Property Type: Unit
Land Size: 243 sqm approx
Agent Comments

Indicative Selling Price
\$245,000 - \$265,000
Median Unit Price
December quarter 2020: \$297,000

Comparable Properties



4/7 Clarkson St SEBASTOPOL 3356 (REI/VG) [Agent Comments](#)

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Price: \$275,000
Method: Sale by Tender
Date: 21/02/2020
Property Type: Unit



1/17 Yarrowee St SEBASTOPOL 3356 (REI/VG) [Agent Comments](#)

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Price: \$270,000
Method: Private Sale
Date: 25/02/2020
Property Type: Unit
Land Size: 426 sqm approx



3/232 Albert St SEBASTOPOL 3356 (REI/VG) [Agent Comments](#)

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Price: \$257,500
Method: Private Sale
Date: 12/10/2020
Property Type: Flat/Unit/Apartment (Res)
Land Size: 234 sqm approx

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