

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7/145 Grant Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$315,000 & \$330,000

### Median sale price

Median price \$295,000

Property Type Unit

Suburb Sebastopol

Period - From 05/06/2020

to 04/06/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Ranlea PI SEBASTOPOL 3356	\$315,000	12/04/2021
2	5/30 Albion St SEBASTOPOL 3356	\$317,000	31/03/2021
3	135 Walker St SEBASTOPOL 3356	\$345,000	12/03/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/06/2021 11:44

7/145 Grant Street, Sebastopol Vic 3356



2 1 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 331 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$315,000 - \$330,000  
**Median Unit Price**  
05/06/2020 - 04/06/2021: \$295,000

## Comparable Properties



**12 Ranlea PI SEBASTOPOL 3356 (REI)**

**Agent Comments**

2 2 1

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 12/04/2021  
**Property Type:** Townhouse (Single)



**5/30 Albion St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$317,000  
**Method:** Private Sale  
**Date:** 31/03/2021  
**Property Type:** Unit



**135 Walker St SEBASTOPOL 3356 (VG)**

**Agent Comments**

3 - -

**Price:** \$345,000  
**Method:** Sale  
**Date:** 12/03/2021  
**Property Type:** Flat/Unit/Apartment (Res)

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