

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

1/101 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$315,000 Property Type Unit 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 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	1/509 Bell St REDAN 3350	\$365,000	28/07/2021
2	3/203 Bell St REDAN 3350	\$360,000	15/04/2021
3	3/239a Albert St SEBASTOPOL 3356	\$335,000	04/08/2021

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:

27/08/2021 14:11



Rooms: 4
Property Type: House
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median Unit Price
June quarter 2021: \$315,000

Comparable Properties



1/509 Bell St REDAN 3350 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 28/07/2021
Property Type: Unit
Land Size: 912 sqm approx



3/203 Bell St REDAN 3350 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 15/04/2021
Property Type: Unit
Land Size: 227 sqm approx



3/239a Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 04/08/2021
Property Type: Unit

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