

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 8/261 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$265,000 & \$275,000

Median sale price

Median price \$245,000 House Unit X Suburb or locality Sebastopol

Period - From 01/07/2018 to 30/06/2019 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 eighteen 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	2/312a Albert St SEBASTOPOL 3356	\$270,000	31/05/2018
2	2/336 Albert St SEBASTOPOL 3356	\$269,000	11/10/2018
3	3/261 Albert St SEBASTOPOL 3356	\$250,000	13/08/2018

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 eighteen months.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$265,000 - \$275,000
Median Unit Price
Year ending June 2019: \$245,000

Comparable Properties

2/312a Albert St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$270,000
Method: Sale
Date: 31/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 214 sqm approx

2/336 Albert St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$269,000
Method: Sale
Date: 11/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 569 sqm approx



3/261 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$250,000
Method: Private Sale
Date: 13/08/2018
Rooms: -
Property Type: Unit