

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
-------------	-------	-----	------

Address	8/261 Albert Street, Sebastopol Vic 3356
Including suburb or	
locality andpostcode	

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	Hou	se	Unit	х	Suburb or locality	Sebastopol
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

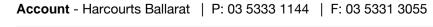
Comparable property sales (*Delete A or B below as applicable)

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.







Generated: 09/08/2019 10:47







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)

-- 2

Price: \$270,000 Method: Sale Date: 31/05/2018

Rooms: -

Property Type: House (Res) Land Size: 214 sqm approx

Agent Comments

Agent Comments

2/336 Albert St SEBASTOPOL 3356 (VG)







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

Price: \$250,000 Method: Private Sale Date: 13/08/2018

Rooms: -

Property Type: Unit

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055





Generated: 09/08/2019 10:47