

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/66 Albert Street Sebastopol VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$232,000

*House

*Unit

X

Suburb

Sebastopol

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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

4/38 Yarrowee Street Sebastopol VIC 3356	\$232,000	15-Feb-19
4/47 Albert Street Sebastopol VIC 3356	\$248,000	17-Dec-18
1/46 Spencer Street Sebastopol VIC 3356	\$255,000	15-Oct-18

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.~~

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4/38 Yarrowee Street Sebastopol VIC 3356

2 1 1

Sold Price

\$232,000

Sold Date

15-Feb-19

Distance

0.22km



4/47 Albert Street Sebastopol VIC 3356

2 1 1

Sold Price

\$248,000

Sold Date

17-Dec-18

Distance

0.22km



1/46 Spencer Street Sebastopol VIC 3356

2 1 1

Sold Price

\$255,000

Sold Date

15-Oct-18

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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