

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

72 Albert Street, Sebastopol, VIC 3356

Indicative selling price

\$ 595,000 - \$645,000

Range between

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

Median sale price

Median price
\$ 330,000

House

*Delete house or unit as applicable

Suburb
SEBASTOPOL

Period from
14/02/2018

Period to
14/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



1003A SOUTH STREET
BALLARAT CENTRAL

3 3 2

Private Treaty \$665,000
Date Sold 08/01/2019
Land 950 sqm



306 TALBOT STREET SOUTH
BALLARAT CENTRAL

4 3 2

Normal Sale \$610,000
Date Sold 14/12/2018
Land 556 sqm



12 WESTCLIFFE CRESCENT
SEBASTOPOL

4 2 3

Private Treaty \$639,000
Date Sold 23/12/2018
Land 2190 sqm

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