

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 lot 16/200 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Single price \$236,750

Median sale price

Median price \$205,000

Property Type Vacant land

Suburb Sebastopol

Period - From 19/03/2024

to 18/03/2025

Source Property Data

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 | 10 Alma St SEBASTOPOL 3356 | \$230,000 | 12/08/2024 |
| 2 | 201a Spencer St SEBASTOPOL 3356 | \$269,000 | 22/05/2024 |
| 3 | 7 Bluestone Way SEBASTOPOL 3356 | \$265,000 | 21/11/2023 |

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:

19/03/2025 12:07



Property Type: Land
Agent Comments

Indicative Selling Price
\$236,750
Median Land Price
19/03/2024 - 18/03/2025: \$205,000

Comparable Properties



10 Alma St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 12/08/2024
Property Type: Land
Land Size: 361 sqm approx



201a Spencer St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$269,000
Method: Sale
Date: 22/05/2024
Property Type: Land

7 Bluestone Way SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$265,000
Method: Sale
Date: 21/11/2023
Property Type: Land
Land Size: 361 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555