

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

237 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$480,000 & \$495,000

Median sale price

Median price \$415,375 Property Type House Suburb Sebastopol

Period - From 24/10/2023 to 23/10/2024 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 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
1	21 Davcol Dr SEBASTOPOL 3356	\$495,000	15/05/2024
2	53 Bonshaw Dr SEBASTOPOL 3356	\$500,000	09/05/2024
3	6 Parkgate La SEBASTOPOL 3356	\$485,000	21/03/2024

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.~~

This Statement of Information was prepared on:

24/10/2024 16:36

237 Albert Street, Sebastopol Vic 3356



Hannah Baker
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Indicative Selling Price

\$480,000 - \$495,000

Median House Price

24/10/2023 - 23/10/2024: \$415,375



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



21 Davcol Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$495,000

Method: Private Sale

Date: 15/05/2024

Property Type: House

Land Size: 337 sqm approx



53 Bonshaw Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 09/05/2024

Property Type: House (Res)

Land Size: 626 sqm approx



6 Parkgate La SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$485,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 424 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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