

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

12a Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$180,000 Property Type Vacant land Suburb Sebastopol

Period - From 02/09/2019 to 01/09/2020 Source REIV

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	12a Hickman St BALLARAT CENTRAL 3350	\$370,000	19/04/2020
2	42 Vickers St SEBASTOPOL 3356	\$365,000	25/05/2019
3	30 Beverin St SEBASTOPOL 3356	\$350,000	15/11/2019

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:

02/09/2020 17:29



Property Type: Unit
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Land Price
02/09/2019 - 01/09/2020: \$180,000

Comparable Properties



12a Hickman St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 19/04/2020
Property Type: Land (Res)



42 Vickers St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$365,000
Method: Auction Sale
Date: 25/05/2019
Property Type: Land
Land Size: 2732 sqm approx



30 Beverin St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 15/11/2019
Property Type: Land
Land Size: 2013 sqm approx