

# 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

9 Albion Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$435,000 & \$475,000

### Median sale price

Median price \$430,000 Property Type House Suburb Sebastopol

Period - From 01/04/2023 to 31/03/2024 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	70 Victoria St SEBASTOPOL 3356	\$462,500	23/02/2024
2	4 Bedggood Ct SEBASTOPOL 3356	\$450,000	21/05/2024
3	21 Lawrence St SEBASTOPOL 3356	\$440,000	10/04/2024

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:

02/06/2024 20:19



3   1   4

**Property Type:** House  
**Land Size:** 614 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$435,000 - \$475,000  
**Median House Price**  
Year ending March 2024: \$430,000

## Comparable Properties



**70 Victoria St SEBASTOPOL 3356 (REI/VG)**   **Agent Comments**

3   1   2

**Price:** \$462,500  
**Method:** Private Sale  
**Date:** 23/02/2024  
**Property Type:** House  
**Land Size:** 1024 sqm approx



**4 Bedggood Ct SEBASTOPOL 3356 (REI)**   **Agent Comments**

3   1   6

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 858 sqm approx



**21 Lawrence St SEBASTOPOL 3356 (REI/VG)**   **Agent Comments**

3   1   2

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx