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 and postcode	2/304 ALBERT STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$260,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$345,000	Property type	Unit	Suburb	Sebastopol
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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
1/14 RECREATION ROAD MOUNT CLEAR VIC 3350	$260,000	14-Sep-23
3/41 KENT STREET SEBASTOPOL VIC 3356	$260,000	09-Jan-24
4/41 KENT STREET SEBASTOPOL VIC 3356	$260,000	23-Jan-24

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: 29 July 2024

Penny Shields
M 0418545794
E pennys@prdballarat.com.au



1/14 RECREATION ROAD MOUNT CLEAR VIC 3350

2 1 1

Sold Price **$260,000** Sold Date **14-Sep-23**

Distance **2.82km**



3/41 KENT STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price Sold Date **09-Jan-24**

Distance **2.85km**



4/41 KENT STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price Sold Date **23-Jan-24**

Distance **2.83km**

RS = Recent sale **UN** = Undisclosed Sale

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