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	8/33 Alexandra Street, Sebastopol Vic 3356

Indicative selling price

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

Range between $280,000 & $300,000

Median sale price

Median price $345,000 Property Type Unit Suburb Sebastopol

Period - From 01/01/2024 to 31/12/2024 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	3/302 Albert St SEBASTOPOL 3356	$295,500	29/08/2024
2	1/11 Iona Dr SEBASTOPOL 3356	$280,000	06/06/2024
3	1/97 Albert St SEBASTOPOL 3356	$295,000	19/04/2024

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: 28/02/2025 10:01

8/33 Alexandra Street, Sebastopol Vic 3356



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$280,000 - $300,000
Median Unit Price
Year ending December 2024: $345,000

Comparable Properties



3/302 Albert St SEBASTOPOL 3356 (REI/VG)

2 1 1

Price: $295,500
Method: Private Sale
Date: 29/08/2024
Property Type: Unit

Agent Comments



1/11 Iona Dr SEBASTOPOL 3356 (REI/VG)

2 1 2

Price: $280,000
Method: Private Sale
Date: 06/06/2024
Property Type: Unit
Land Size: 122 sqm approx

Agent Comments



1/97 Albert St SEBASTOPOL 3356 (REI/VG)

2 1 1

Price: $295,000
Method: Private Sale
Date: 19/04/2024
Property Type: Unit

Agent Comments

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

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