

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

30 Darling Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$395,000 & \$410,000

Median sale price

Median price \$330,000 Property Type House Suburb Sebastopol

Period - From 01/01/2020 to 31/12/2020 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	514 Bell St REDAN 3350	\$415,000	02/11/2020
2	6 Darling St SEBASTOPOL 3356	\$395,000	10/11/2020
3	12 Darling St SEBASTOPOL 3356	\$386,000	01/12/2020

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:

28/01/2021 10:15

30 Darling Street, Sebastopol Vic 3356



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Indicative Selling Price

\$395,000 - \$410,000

Median House Price

Year ending December 2020: \$330,000



Property Type: Land

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



514 Bell St REDAN 3350 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 02/11/2020

Property Type: House (Res)

Land Size: 445 sqm approx



6 Darling St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 10/11/2020

Property Type: House

Land Size: 671 sqm approx

12 Darling St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$386,000

Method: Sale

Date: 01/12/2020

Property Type: House (Res)

Land Size: 671 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.