

## 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

3/6 BALA STREET SEBASTOPOL VIC 3356

### Indicative selling price

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

Single Price

or range  
between

\$250,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Unit

Suburb

Sebastopol

Period-from

01 Oct 2023

to

30 Sep 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

1/104-106 SAWYER AVENUE CANADIAN VIC 3350	\$255,000	03-Jun-24
2/7 LEOPOLD STREET ALFREDTON VIC 3350	\$265,000	26-Apr-23
4/512 YORK STREET BALLARAT EAST VIC 3350	\$266,000	12-Apr-23

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: 11 October 2024



**1/104-106 SAWYER AVENUE  
CANADIAN VIC 3350**

1 1 -

Sold Price **\$255,000** Sold Date **03-Jun-24**

Distance **2.41km**

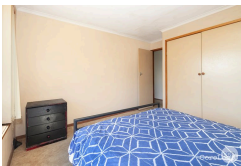


**2/7 LEOPOLD STREET  
ALFREDTON VIC 3350**

1 1 1

Sold Price **\$265,000** Sold Date **26-Apr-23**

Distance **4.08km**



**4/512 YORK STREET BALLARAT  
EAST VIC 3350**

1 1 1

Sold Price **\$266,000** Sold Date **12-Apr-23**

Distance **4.22km**

RS = Recent sale

UN = Undisclosed Sale

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