

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	149 Morgan Street, Sebastopol Vic 3356
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Indicative selling price

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

Single price	\$195,000
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Median sale price

Median price	\$167,500	Property Type	Vacant land	Suburb	Sebastopol
Period - From	17/12/2018	to	16/12/2019	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	20 Edgewood Ct DELACOMBE 3356	\$190,000	09/04/2019
2	59 Grant St SEBASTOPOL 3356	\$185,000	02/05/2019
3	40 Horwood Dr MOUNT CLEAR 3350	\$185,000	17/08/2018

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:	17/12/2019 10:30
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149 Morgan Street, Sebastopol Vic 3356



Rob Cunningham  
53312000  
0418543634  
robert@doepels.com.au



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 792 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$195,000  
**Median Land Price**  
17/12/2018 - 16/12/2019: \$167,500

## Comparable Properties



20 Edgewood Ct DELACOMBE 3356 (REI/VG)   Agent Comments

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**Price:** \$190,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Property Type:** Land  
**Land Size:** 786 sqm approx



59 Grant St SEBASTOPOL 3356 (REI/VG)   Agent Comments

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**Price:** \$185,000  
**Method:** Private Sale  
**Date:** 02/05/2019  
**Property Type:** Land  
**Land Size:** 1191 sqm approx



40 Horwood Dr MOUNT CLEAR 3350 (REI/VG)   Agent Comments

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**Price:** \$185,000  
**Method:** Private Sale  
**Date:** 17/08/2018  
**Property Type:** Land  
**Land Size:** 840 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559