

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

18 Prince Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$430,000 Property Type House Suburb Sebastopol

Period - From 01/04/2023 to 31/03/2024 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	8 King Dr SEBASTOPOL 3356	\$470,000	17/03/2023
2	5 King Dr SEBASTOPOL 3356	\$455,000	06/07/2023
3	110 Edwards St SEBASTOPOL 3356	\$440,000	07/03/2023

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:

15/04/2024 10:02

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$440,000 - \$460,000

Median House Price

Year ending March 2024: \$430,000



3 1 5

Property Type: House

Land Size: 853 sqm approx

Agent Comments

Comparable Properties



8 King Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$470,000

Method: Private Sale

Date: 17/03/2023

Property Type: House

Land Size: 729 sqm approx



5 King Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 3

Price: \$455,000

Method: Private Sale

Date: 06/07/2023

Property Type: House (Res)

Land Size: 640 sqm approx



110 Edwards St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$440,000

Method: Private Sale

Date: 07/03/2023

Property Type: House

Land Size: 675 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408