

Carmel Cricelli

03 5332 7477

0400 966 738

carmel@blueribbonballarat.com.au

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

2/17 Yarrowee Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$219,000

&

\$229,000

Median sale price

Median price \$212,250

House

Unit

X

Suburb or locality

Sebastopol

Period - From 01/10/2016

to

30/09/2017

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 eighteen 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	4/3 Bala St SEBASTOPOL 3356	\$223,000	01/09/2017
2	1/17 Yarrowee St SEBASTOPOL 3356	\$220,000	28/11/2017
3	2/6 Warwick St REDAN 3350	\$220,000	31/01/2017

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 eighteen months.

Carmel Cricelli

03 5332 7477

0400 966 738

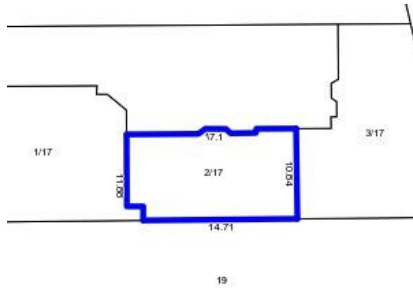
carmel@blueribbonballarat.com.au

Indicative Selling Price

\$219,000 - \$229,000

Median Unit Price

Year ending September 2017: \$212,250



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/3 Bala St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$223,000

Method: Private Sale

Date: 01/09/2017

Rooms: 3

Property Type: House



1/17 Yarrowee St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 28/11/2017

Rooms: 3

Property Type: House

Land Size: 256 sqm approx



2/6 Warwick St REDAN 3350 (REI/VG)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 31/01/2017

Rooms: 6

Property Type: Unit