

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

10 Pozieres Place Sebastopol VIC 3356

Indicative selling price

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

Single Price

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,743

Property type

House

Suburb

Sebastopol

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/130A Beverin Street Sebastopol VIC 3356	\$295,000	05-Feb-20
23 Wilsons Lane Sebastopol VIC 3356	\$355,000	29-Jan-20
6/250 Albert Street Sebastopol VIC 3356	\$302,000	05-Nov-19

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: 27 February 2020

Richard Stacey

M 0408998442

E Richards@prdballarat.com.au



2/130A Beverin Street Sebastopol VIC 3356

Sold Price

\$295,000Sold Date **05-Feb-20**

3 1 1

Distance **0.57km**

23 Wilsons Lane Sebastopol VIC 3356

Sold Price

\$355,000Sold Date **29-Jan-20**

3 2 2

Distance **0.8km**

6/250 Albert Street Sebastopol VIC 3356

Sold Price

\$302,000Sold Date **05-Nov-19**

3 2 1

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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