

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

34 Charlotte Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$320,000 & \$330,000

Median sale price

Median price \$330,000 Property Type House Suburb Sebastopol

Period - From 01/01/2020 to 31/12/2020 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	23 Charlotte St SEBASTOPOL 3356	\$355,000	09/03/2020
2	26 Victoria St SEBASTOPOL 3356	\$338,000	15/12/2020
3	14 Charlotte St SEBASTOPOL 3356	\$320,000	26/03/2020

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:

03/03/2021 13:16

34 Charlotte Street, Sebastopol Vic 3356



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Indicative Selling Price

\$320,000 - \$330,000

Median House Price

Year ending December 2020: \$330,000



Property Type: House (Res)

Land Size: 569 sqm approx

Agent Comments

Comparable Properties



23 Charlotte St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 09/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 650 sqm approx



26 Victoria St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$338,000

Method: Private Sale

Date: 15/12/2020

Property Type: House (Res)

Land Size: 572 sqm approx



14 Charlotte St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 26/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 800 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.