# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address	34 Charlotte Street, Sebastopol Vic 3356
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$320,000	&	\$330,000
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#### Median sale price

Median price	\$330,000	Pro	perty 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

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



Date of sale



Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

Indicative Selling Price \$320,000 - \$330,000 Median House Price Year ending December 2020: \$330,000



Property Type House (Pos

Property Type: House (Res) Land Size: 569 sqm approx Agent Comments

# Comparable Properties



23 Charlotte St SEBASTOPOL 3356 (REI/VG)

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Price: \$355,000

Method: Private Sale Date: 09/03/2020 Rooms: 4

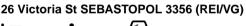
**Property Type:** House (Res) **Land Size:** 650 sqm approx



43 ╆ 1 🛱

**Price:** \$338,000 **Method:** Private Sale **Date:** 15/12/2020

**Property Type:** House (Res) **Land Size:** 572 sqm approx



Agent Comments

**Agent Comments** 



14 Charlotte St SEBASTOPOL 3356 (REI/VG)

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Price: \$320,000 Method: Private Sale Date: 26/03/2020 Rooms: 4

**Property Type:** House (Res) **Land Size:** 800 sqm approx

Agent Comments

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



