

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/3 Bala Street, Sebastopol 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$240,000

&

\$250,000

### Median sale price

Median price

\$238,000

\*House

\*Unit

X

Suburb  
or locality

Sebastopol

Period - From

May 2018

to

May 2019

Source

Realestate.com.au

### Comparable property sales

**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
4/38 Yarrowee Street, Sebastopol 3356	\$232,000	15/02/2019
7/5 Spencer Street, Sebastopol 3356	\$250,000	31/01/2019
6/17 Hill Street, Sebastopol 3356	\$248,000	13/03/2019