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

9 EDWARDS STREET SEBASTOPOL VIC 3356

Indicative selling price

Period-from

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

Single Price		or range \$525,000		\$550,000		
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$420,000	Property type	House	Suburb	Sebastopol	

31 Aug 2024

Comparable property sales (*Delete A or B below as applicable)

01 Sep 2023

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.

to

Address of comparable property	Price	Date of sale		
9 ROBILLIARD WAY SEBASTOPOL VIC 3356	\$565,000	15-Jan-24		
4 JADE CLOSE DELACOMBE VIC 3356	\$535,000	14-Mar-24		
7 JADE CLOSE DELACOMBE VIC 3356	\$558,000	20-Mar-24		

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: 19 September 2024

Source



Corelogic

consumer.vic.gov.au



Jay Kalogerakis M 0430200663

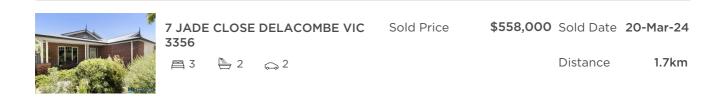
E jay@ballaratrealestate.com.au



	9 ROBI VIC 33		WAY SEE	BASTOPOL	Sold Price	9	\$565,000	Sold Date	15-Jan-24
areLogic	昌 3	2	<u>ධ</u> 2					Distance	0.75km



4 JADE CLOSE DELACOMBE VIC 3356	Sold Price	\$535,000 Sold Da	te 14-Mar-24
📇 3 🖳 2 👝 4		Distance	e 1.66km



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.