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

3 Nelson Street, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$170,000		&		\$180,000)		
Median sale pr	rice							
Median price	\$185,000	Pro	operty Type	Vac	ant land		Suburb	Sebastopol
Period - From	18/12/2018	to	17/12/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	20 Edgewood Ct DELACOMBE 3356	\$190,000	09/04/2019
2	59 Grant St SEBASTOPOL 3356	\$185,000	02/05/2019
3	85 Ascot Gardens Dr DELACOMBE 3356	\$180,000	22/10/2019

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:

18/12/2019 09:47









Property Type: Land Land Size: 720 sqm approx Indicative Selling Price \$170,000 - \$180,000 Median Land Price 18/12/2018 - 17/12/2019: \$185,000

Agent Comments

Cleared site with double garage in rear corner -- services previously connected for single dwelling but ideal for dual occ (stca)

Comparable Properties

•	20 Edgewood Ct DELACOMBE 3356 (REI/VG) Price: \$190,000 Method: Private Sale Date: 09/04/2019 Property Type: Land Land Size: 786 sqm approx	Agent Comments
area 2024 1191m ² Area Area	59 Grant St SEBASTOPOL 3356 (REI/VG) Price: \$185,000 Method: Private Sale Date: 02/05/2019 Property Type: Land Land Size: 1191 sqm approx	Agent Comments
TA	85 Ascot Gardens Dr DELACOMBE 3356 (REI) Price: \$180,000 Method: Private Sale Date: 22/10/2019	Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559

propertydata

Property Type: Land Land Size: 834 sqm approx



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.