

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

5/27a Hertford Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$350,000 & \$360,000

Median sale price

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

Period - From 01/07/2021 to 30/09/2021 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.

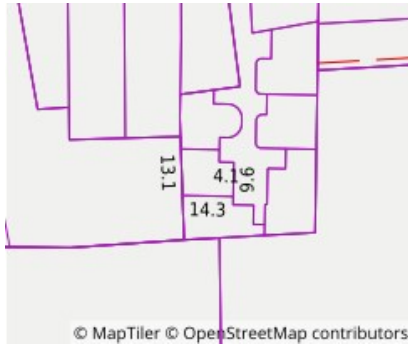
	Address of comparable property	Price	Date of sale
1	5/59 Beverin St SEBASTOPOL 3356	\$360,000	29/09/2021
2	3/203 Bell St REDAN 3350	\$360,000	15/04/2021
3	1/18 Beverin St SEBASTOPOL 3356	\$347,000	23/06/2021

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:

19/01/2022 13:58



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$350,000 - \$360,000

Median Unit Price

September quarter 2021: \$330,000

Comparable Properties

5/59 Beverin St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 29/09/2021

Property Type: Flat/Unit/Apartment (Res)



3/203 Bell St REDAN 3350 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 15/04/2021

Property Type: Unit

Land Size: 227 sqm approx



1/18 Beverin St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$347,000

Method: Sale

Date: 23/06/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Buxton Ballarat | P: 03 5331 4544