

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

28 Bridge Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$430,000 & \$440,000

Median sale price

Median price \$455,000 Property Type House Suburb Sebastopol

Period - From 01/10/2022 to 30/09/2023 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	99 Beverin St SEBASTOPOL 3356	\$450,000	06/12/2022
2	37 Morgan St SEBASTOPOL 3356	\$430,000	22/03/2023
3	36 Beverin St SEBASTOPOL 3356	\$410,000	15/05/2023

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:

23/11/2023 10:44

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Indicative Selling Price

\$430,000 - \$440,000

Median House Price

Year ending September 2023: \$455,000



2 1 4

Property Type: House (Res)

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



99 Beverin St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 9

Price: \$450,000

Method: Private Sale

Date: 06/12/2022

Property Type: House (Res)

Land Size: 533 sqm approx



37 Morgan St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$430,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 724 sqm approx



36 Beverin St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 15/05/2023

Property Type: House (Res)

Land Size: 720 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408