

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**57 Edwards Street,
SEBASTOPOL 3356**

Indicative selling price

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

Range \$295,000 - \$315,000

Median sale price

Median **House** for **SEBASTOPOL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$295,500

Comparable property sales

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 the most comparable to the property for sale.

5 Bala Street,
Sebastopol 3356

Price \$301,750 Sold 07 June
2019

8 Bruce Drive,
Sebastopol 3356

Price \$315,000 Sold 27 May
2019

18 Sayle Street,
Sebastopol 3356

Price \$315,000 Sold 06 May
2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

 **3 beds**

 **1 baths**

 **4 parking**

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



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