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

13 Bolton Street, Sebastopol Vic 3356

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|------------|--|--|
| Range between | \$480,000 | | & | | \$495,000 | | | | | |
| Median sale pr | ice | | | | | | | | | |
| Median price | \$415,750 | Pro | operty Type | Hous | se | | Suburb | Sebastopol | | |
| Period - From | 01/07/2023 | to | 30/06/2024 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 40 Baudinette Dr SEBASTOPOL 3356 | \$485,000 | 10/10/2023 |
| 2 | 19 Bolton St SEBASTOPOL 3356 | \$455,000 | 27/03/2024 |
| 3 | 32 Baudinette Dr SEBASTOPOL 3356 | \$450,000 | 06/06/2024 |

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.

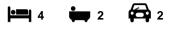
This Statement of Information was prepared on:

21/10/2024 10:07



BALLARAT





Property Type: House Land Size: 321 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$480,000 - \$495,000 Median House Price Year ending June 2024: \$415,750

Comparable Properties



40 Baudinette Dr SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$485,000 Method: Private Sale Date: 10/10/2023 Property Type: House Land Size: 517 sqm approx

19 Bolton St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$455,000 Method: Sale Date: 27/03/2024 Property Type: House (Res) Land Size: 329 sqm approx



32 Baudinette Dr SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$450,000 Method: Private Sale Date: 06/06/2024 Property Type: House Land Size: 519 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



propertydata

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