

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

11 Jess Way, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$392,000

Property Type

House

Suburb

Sebastopol

Period - From

01/04/2021

to

30/06/2021

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	43 Orion St SEBASTOPOL 3356	\$561,500	24/07/2021
2	20 Macquarie Cl DELACOMBE 3356	\$540,050	26/05/2021
3	17 Mountview Dr SEBASTOPOL 3356	\$537,000	09/08/2021

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:

21/08/2021 08:15

11 Jess Way, Sebastopol Vic 3356

buxton

Lisa Eden-Horvat
5331 4544

0400 533 667

lhorvat@buxton.com.au

Indicative Selling Price
\$540,000

Median House Price
June quarter 2021: \$392,000



Property Type: Land
Land Size: 694 sqm approx
Agent Comments

Comparable Properties



43 Orion St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$561,500
Method: Private Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 603 sqm approx



20 Macquarie Ct DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$540,050
Method: Private Sale
Date: 26/05/2021
Property Type: House (Res)
Land Size: 682 sqm approx



17 Mountview Dr SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$537,000
Method: Private Sale
Date: 09/08/2021
Property Type: House (Res)

Account - Buxton Ballarat | P: 03 5331 4544



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