

# WE DELIVER RESULTS

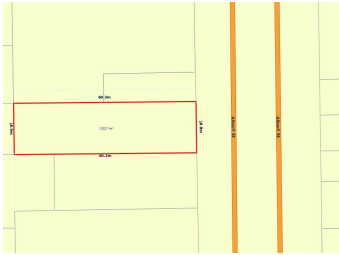
## STATEMENT OF INFORMATION

172 ALBERT STREET, SEBASTOPOL, VIC 3356

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**172 ALBERT STREET, SEBASTOPOL, VIC**

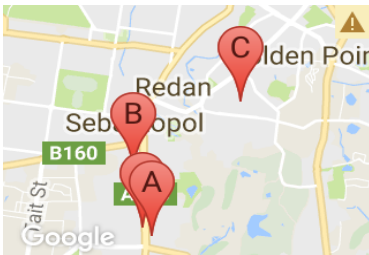


### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$260,000 to \$270,000**

## MEDIAN SALE PRICE



**SEBASTOPOL, VIC, 3356**

Suburb Median Sale Price (House)

**\$262,250**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**47 WILSONS LANE, SEBASTOPOL, VIC 3356**



Sale Price

**\$262,000**

Sale Date: 31/01/2018

Distance from Property: 157m



**36 BEVERIN ST, SEBASTOPOL, VIC 3356**



Sale Price

**\$261,500**

Sale Date: 04/12/2017

Distance from Property: 872m



**23 HEALES ST, MOUNT PLEASANT, VIC 3350**



Sale Price

**\$268,000**

Sale Date: 21/12/2017

Distance from Property: 2.2km



This report has been compiled on 03/05/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

172 ALBERT STREET, SEBASTOPOL, VIC 3356

Indicative selling price

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Price Range:

\$260,000 to \$270,000

Median sale price

Median price

\$262,250

House

X

Unit


Suburb

SEBASTOPOL

Period

01 April 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
47 WILSONS LANE, SEBASTOPOL, VIC 3356	\$262,000	31/01/2018
36 BEVERIN ST, SEBASTOPOL, VIC 3356	\$261,500	04/12/2017
23 HEALES ST, MOUNT PLEASANT, VIC 3350	\$268,000	21/12/2017