

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

5/59 Beverin Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$345,000

&

\$365,000

Median sale price

Median price \$315,000

Property Type Unit

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	1/18 Beverin St, Sebastopol, Vic 3356, Australia	\$347,000	23/06/2021
2	1/509 Bell St REDAN 3350	\$365,000	28/07/2021
3	3/203 Bell St REDAN 3350	\$360,000	15/04/2021

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:

17/09/2021 14:26



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$345,000 - \$365,000

Median Unit Price

June quarter 2021: \$315,000

Comparable Properties

1/18 Beverin St, Sebastopol, Vic 3356, Australia (REI)

Agent Comments



Price: \$347,000

Method:

Date: 23/06/2021

Property Type: Unit



1/509 Bell St REDAN 3350 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 28/07/2021

Property Type: Unit

Land Size: 912 sqm approx



3/203 Bell St REDAN 3350 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 15/04/2021

Property Type: Unit

Land Size: 227 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544