

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

7/47 Yarrowee Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$150,000

Median sale price

Median price

\$246,000

Property Type

Unit

Suburb

Sebastopol

Period - From

16/09/2018

to

15/09/2019

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	7/318 Lyons St.S BALLARAT CENTRAL 3350	\$160,000	23/04/2019
2	2/20 Alfred St SEBASTOPOL 3356	\$156,750	04/07/2018
3	3/914 Geelong Rd CANADIAN 3350	\$145,000	02/05/2018

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:

16/09/2019 10:45

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Indicative Selling Price
\$150,000

Median Unit Price
16/09/2018 - 15/09/2019: \$246,000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



7/318 Lyons St.S BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$160,000
Method: Private Sale
Date: 23/04/2019
Rooms: 2
Property Type: Unit

2/20 Alfred St SEBASTOPOL 3356 (VG) Agent Comments



Price: \$156,750
Method: Sale
Date: 04/07/2018
Property Type: Flat/Unit/Apartment (Res)



3/914 Geelong Rd CANADIAN 3350 (REI/VG) Agent Comments



Price: \$145,000
Method: Private Sale
Date: 02/05/2018
Property Type: Unit