

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 Jess Way, Sebastopol Vic 3356

Indicative selling price

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

Range between \$330,000

&

\$350,000

Median sale price

Median price \$254,000

House

X

Unit

Suburb or locality

Sebastopol

Period - From 01/01/2017

to

31/12/2017

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 eighteen 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 Countess Rd DELACOMBE 3356	\$343,000	19/12/2017
2	18 Menhennet Dr DELACOMBE 3356	\$342,000	23/01/2018
3	4 Jess Way SEBASTOPOL 3356	\$329,000	20/12/2016

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 eighteen months.



3 2 2

Rooms: 6

Property Type: Land (Res)

Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median House Price

Year ending December 2017: \$254,000

This spacious family home has everything to offer when buying the right home. Showcasing 3 Bedrooms including oversized master with walk in robe and ensuite and the 2 remaining bedrooms both have BIRs. A large open plan kitchen/dining/living area with the kitchen offering stainless steel appliances. A family bathroom with separate shower and bath. Central heating and a reverse cycle split system to get you through Ballarat's Summer and Winters and a large second living area to entertain the whole family. Step outside into your under roofline alfresco area with pull down blinds.

Comparable Properties



7 Countess Rd DELACOMBE 3356 (REI)

Agent Comments

3 2 2

Price: \$343,000

Method: Private Sale

Date: 19/12/2017

Rooms: 5

Property Type: House



18 Menhennet Dr DELACOMBE 3356 (REI)

Agent Comments

3 2 1

Price: \$342,000

Method: Private Sale

Date: 23/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 723 sqm approx



4 Jess Way SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$329,000

Method: Private Sale

Date: 20/12/2016

Rooms: 4

Property Type: House (Res)

Land Size: 480 sqm approx