WE DELIVER RESULTS

STATEMENT OF INFORMATION

95A BEVERIN STREET, SEBASTOPOL, VIC 3356

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





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95A BEVERIN STREET, SEBASTOPOL, VIC 🕮 3 🕒 - 😂 -







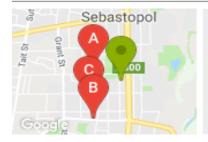
Indicative Selling Price

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

Price Range:

\$220,000 to \$240,000

MEDIAN SALE PRICE



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (House)

\$295,000

01 July 2018 to 30 June 2019

Provided by: **pricefinder**

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.



32 ROWLANDS ST, SEBASTOPOL, VIC 3356







Sale Price

\$280,000

Sale Date: 15/05/2018

Distance from Property: 395m





42 VICTORIA ST, SEBASTOPOL, VIC 3356







Sale Price

\$225,000

Sale Date: 28/06/2018

Distance from Property: 658m





84 ROWLANDS ST, SEBASTOPOL, VIC 3356









Sale Price

\$233,000

Sale Date: 22/03/2018

Distance from Property: 511m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale	Pro	perty	offered	for	sale
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	Address	
Including	suburb and	

95A BEVERIN STREET, SEBASTOPOL, VIC 3356

Indicative selling price

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

Price Range: \$220,000 to \$240,000

Median sale price

Median price	\$295,000	House	X	Unit	Suburb	SEBASTOPOL
Period	01 July 2018 to 30 June 2019		Source		oricefinder	

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 32 ROWLANDS ST, SEBASTOPOL, VIC 3356 \$280,000 15/05/2018 42 VICTORIA ST, SEBASTOPOL, VIC 3356 \$225,000 28/06/2018 84 ROWLANDS ST, SEBASTOPOL, VIC 3356 \$233,000 22/03/2018

