Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 38 Yarra Park Drive, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$350,000		&		\$365,000			
Median sale price								
Median price	\$410,000	Pro	operty Type	Hou	se		Suburb	Sebastopol
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	24 Yarra Park Dr SEBASTOPOL 3356	\$371,000	26/03/2024
2	7 Yarra Park Dr SEBASTOPOL 3356	\$350,000	26/02/2024
3	10 Rorey St DELACOMBE 3356	\$375,000	22/09/2023

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:

08/01/2025 09:31



BALLARAT





Property Type: House Land Size: 224 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$350,000 - \$365,000 Median House Price Year ending September 2024: \$410,000

Comparable Properties

	24 Yarra Park Dr SEBASTOPOL 3356 (REI/VG) 2 1 1 1 1 Price: \$371,000 Method: Private Sale Date: 26/03/2024 Property Type: House (Res) Land Size: 224 sqm approx	Agent Comments
	7 Yarra Park Dr SEBASTOPOL 3356 (REI/VG) 2 1 1 1 Price: \$350,000 Method: Private Sale Date: 26/02/2024 Property Type: House Land Size: 249 sqm approx	Agent Comments
Harcourts	10 Rorey St DELACOMBE 3356 (REI/VG) 2 1 Price: \$375,000 Method: Private Sale Date: 22/09/2023 Property Type: House (Res) Land Size: 281 sqm approx	Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408



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