

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 38 Yarra Park Drive, Sebastopol Vic 3356
Including suburb or locality and postcode

Indicative selling price

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

Range between \$350,000 & \$365,000

Median sale price

Median price \$410,000 Property Type House Suburb Sebastopol

Period - From 01/10/2023 to 30/09/2024 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	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.~~

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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



2 1 1

Property Type: House

Land Size: 224 sqm approx

Agent Comments

Comparable Properties



24 Yarra Park Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$371,000

Method: Private Sale

Date: 26/03/2024

Property Type: House (Res)

Land Size: 224 sqm approx



7 Yarra Park Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$350,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 249 sqm approx



10 Rorey St DELACOMBE 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$375,000

Method: Private Sale

Date: 22/09/2023

Property Type: House (Res)

Land Size: 281 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408