

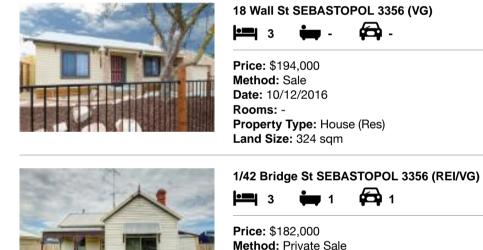




Rooms: Property Type: House Land Size: 1301 sqm Agent Comments Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> Indicative Selling Price \$190,000 Median House Price March quarter 2017: \$227,500

## **Comparable Properties**



Price: \$182,000 Method: Private Sale Date: 15/02/2016 Rooms: 5 Property Type: House (Res) Land Size: 460 sqm



277a Albert St SEBASTOPOL 3356 (REI/VG) Agent Comments



Price: \$180,000 Method: Private Sale Date: 06/04/2016 Rooms: 4 Property Type: House Land Size: 345 sqm

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propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments



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 andpostcode

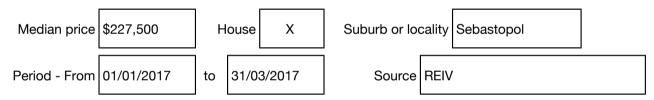
201 Spencer Street, Sebastopol Vic 3356

#### Indicative selling price

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

Single price \$190,000

#### Median sale price



#### **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
18 Wall St SEBASTOPOL 3356	\$194,000	10/12/2016
1/42 Bridge St SEBASTOPOL 3356	\$182,000	15/02/2016
277a Albert St SEBASTOPOL 3356	\$180,000	06/04/2016

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