

WE DELIVER RESULTS

STATEMENT OF INFORMATION

27 JOSEPHINE WAY, SEBASTOPOL, VIC

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 JOSEPHINE WAY, SEBASTOPOL, VIC

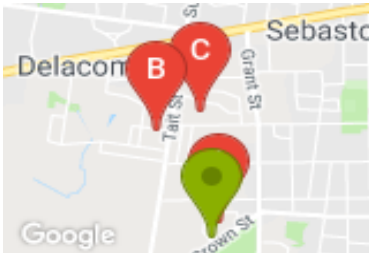
 4  2  3

Indicative Selling Price

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

Price Range: \$398,000 to \$437,000

MEDIAN SALE PRICE



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (House)

\$265,000

01 July 2017 to 30 June 2018

Provided by: 

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.



10 STEFANO CRT, SEBASTOPOL, VIC 3356

 4  2  4

Sale Price

\$415,000

Sale Date: 12/11/2017

Distance from Property: 113m



5 INDIANA DR, DELACOMBE, VIC 3356

 4  2  2

Sale Price

\$415,000

Sale Date: 02/08/2017

Distance from Property: 845m



9 RACHEL CRT, SEBASTOPOL, VIC 3356

 4  2  2

Sale Price

****\$390,000**

Sale Date: 29/01/2018

Distance from Property: 909m



This report has been compiled on 10/07/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 JOSEPHINE WAY, SEBASTOPOL, VIC

Indicative selling price

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

Price Range:

\$398,000 to \$437,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

SEBASTOPOL

Period

01 July 2017 to 30 June 2018

Source



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
10 STEFANO CRT, SEBASTOPOL, VIC 3356	\$415,000	12/11/2017
5 INDIANA DR, DELACOMBE, VIC 3356	\$415,000	02/08/2017
9 RACHEL CRT, SEBASTOPOL, VIC 3356	**\$390,000	29/01/2018