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	130 Grant Street, 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 \$280,000	&	\$290,000
-------------------------	---	-----------

Median sale price

Median price	\$330,000	Pro	perty Type	House		Suburb	Sebastopol
Period - From	01/01/2020	to	31/12/2020		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.

	Date of sale
1 22 Sayle St SEBASTOPOL 3356 \$300,000 08/12/2	000 08/12/2020

2	23 Yarrowee St SEBASTOPOL 3356	\$280,000	08/12/2020
3	270 Albert St SEBASTOPOL 3356	\$265,000	20/10/2020

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:	23/02/2021 10:42

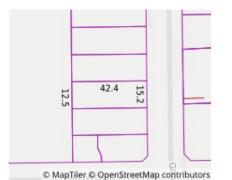




John Morris 53370035 0418 543637 john@doepels.com.au

Indicative Selling Price \$280,000 - \$290,000 Median House Price

Year ending December 2020: \$330,000



3 📥 - 🛱 2

Property Type: House (Previously Occupied - Detached) **Land Size:** 650 sqm approx

Agent Comments

Comparable Properties



22 Sayle St SEBASTOPOL 3356 (REI/VG)

= 3 **=** 1 **=**

Price: \$300,000 **Method:** Private Sale **Date:** 08/12/2020

Property Type: House (Res) Land Size: 453 sqm approx **Agent Comments**



23 Yarrowee St SEBASTOPOL 3356 (REI/VG)

= 2 **-** 1 **-**

Price: \$280,000 Method: Private Sale Date: 08/12/2020 Property Type: House Land Size: 586 sqm approx **Agent Comments**



270 Albert St SEBASTOPOL 3356 (REI/VG)

Lee 2 **Lee** 1 **A**

Price: \$265,000 Method: Private Sale Date: 20/10/2020 Property Type: House Land Size: 650 sqm approx **Agent Comments**

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



