

Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale														
Address Including suburb or locality andpostcode		17 Oscar Drive, Sebastopol Vic 3356												
Indicative selling price														
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range between \$265,			000			&		\$275,000						
Mediar	Median sale price*													
Medi	an price			Hou	se		Uni	iŧ		Sub	ourb or locality	Se	bastopol	
Period - From				to					Source	:				
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 eighteen 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 8	8 Manna Blvd DELACOMBE 3356										\$295,250		06/07/2018	
2 4	4 Oscar Dr SEBASTOPOL 3356										\$285,000		13/07/2018	
3 1	13 Oscar Dr SEBASTOPOL 3356										\$280,000		01/08/2018	
OR														
D*	The cete	to ogon	t or ogo	a+1 a ra		a antativa	****	امما	برواله ما برام	aa +b	at favor than t	· b v o d	a aammarahla	

- 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 eighteen months.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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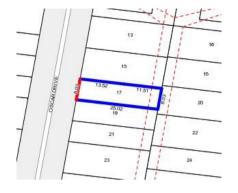
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> **Indicative Selling Price** \$265,000 - \$275,000 No median price available

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Property Type: Land **Agent Comments**

Comparable Properties



8 Manna Blvd DELACOMBE 3356 (REI)

-3





Price: \$295,250 Method: Private Sale Date: 06/07/2018

Rooms: -

Property Type: House (Res)

Agent Comments



4 Oscar Dr SEBASTOPOL 3356 (REI)





Price: \$285,000 Method: Private Sale Date: 13/07/2018

Rooms: -

Property Type: House (Res)

Agent Comments

13 Oscar Dr SEBASTOPOL 3356 (REI)



Price: \$280.000 Method: Private Sale Date: 01/08/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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