

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

114 Spencer Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$389,000 & \$399,000

### Median sale price

Median price \$327,500 Property Type House Suburb Sebastopol

Period - From 01/10/2020 to 31/12/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	36 Spencer St SEBASTOPOL 3356	\$435,000	29/01/2021
2	6 Darling St SEBASTOPOL 3356	\$395,000	10/11/2020
3	901 Talbot St.S REDAN 3350	\$390,000	31/12/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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114 Spencer Street, Sebastopol Vic 3356



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**Indicative Selling Price**

\$389,000 - \$399,000

**Median House Price**

December quarter 2020: \$327,500



3 1 4

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties



**36 Spencer St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 29/01/2021

**Property Type:** House

**Land Size:** 1079 sqm approx



**6 Darling St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$395,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** House

**Land Size:** 671 sqm approx



**901 Talbot St.S REDAN 3350 (REI)**

Agent Comments

3 1 2

**Price:** \$390,000

**Method:** Private Sale

**Date:** 31/12/2020

**Property Type:** House

**Land Size:** 535 sqm approx

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.