

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

157 Yarrowee Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$295,000

&

\$315,000

Median sale price

Median price

\$329,000

Property Type

House

Suburb

Sebastopol

Period - From

01/10/2019

to

30/09/2020

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	23 Birdwood Av SEBASTOPOL 3356	\$310,000	06/07/2020
2	1 Bala St SEBASTOPOL 3356	\$300,000	01/08/2020
3	19 Yarrowee St SEBASTOPOL 3356	\$295,000	13/07/2020

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:

16/10/2020 10:38

157 Yarrowee Street, Sebastopol Vic 3356



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Property Type:
Agent Comments

Indicative Selling Price

\$295,000 - \$315,000

Median House Price

Year ending September 2020: \$329,000

Comparable Properties



23 Birdwood Av SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$310,000

Method: Private Sale

Date: 06/07/2020

Rooms: 7

Property Type: House (Res)

Land Size: 725 sqm approx



1 Bala St SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$300,000

Method: Private Sale

Date: 01/08/2020

Rooms: 4

Property Type: House

Land Size: 566 sqm approx

19 Yarrowee St SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$295,000

Method: Private Sale

Date: 13/07/2020

Property Type: House (Res)

Land Size: 766 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.