

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
Including suburb or
locality and postcode

188 Spencer Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$275,000

&

\$295,000

Median sale price

Median price \$259,000

House

X

Unit

Suburb or locality

Sebastopol

Period - From 01/04/2017

to

31/03/2018

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 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	10 Bonshaw Dr SEBASTOPOL 3356	\$290,000	27/02/2018
2	6 Hamish Ct SEBASTOPOL 3356	\$280,000	22/08/2017
3	124 Morgan St SEBASTOPOL 3356	\$275,000	30/06/2017

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 eighteen months.

Sam Young

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Indicative Selling Price

\$275,000 - \$295,000

Median House Price

Year ending March 2018: \$259,000



3 1 2

Rooms:**Property Type:** House**Land Size:** 600 sqm approx

Agent Comments

With not a thing left to do this beautifully renovated family home will be sure to impress every type of buyer. The property boasts three good sized bedrooms, a large front living area, a brand new kitchen with stainless steel appliances and a large family bathroom with separate bath and shower. Further features include new floor coverings throughout, freshly painted, gas heating and a large rear yard with single lock up garage. Located only 500m to all your amenities including Supermarket, Post Office and Pharmacy and only minutes to the Ballarat CBD this beautifully presented home.

Comparable Properties

**10 Bonshaw Dr SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 2 2

Price: \$290,000**Method:** Private Sale**Date:** 27/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 677 sqm approx**6 Hamish Ct SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 1 2

Price: \$280,000**Method:** Private Sale**Date:** 22/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 647 sqm approx**124 Morgan St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 - -

Price: \$275,000**Method:** Private Sale**Date:** 30/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 558 sqm approx