

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

2 Laureth Court, Sebastopol Vic 3356

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$326,000 Property Type House Suburb Sebastopol

Period - From 01/07/2019 to 30/06/2020 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.

	Address of comparable property	Price	Date of sale
1	33 Edwards St SEBASTOPOL 3356	\$355,000	08/07/2020
2	443 Tinworth Av MOUNT CLEAR 3350	\$350,000	15/06/2020
3	15 Webster Dr SEBASTOPOL 3356	\$350,000	16/06/2020

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:

13/08/2020 11:48

2 Laureth Court, Sebastopol Vic 3356

Troy Anwyl

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 4  2  2

Property Type: House

Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median House Price

Year ending June 2020: \$326,000

Comparable Properties



33 Edwards St SEBASTOPOL 3356 (VG)

Agent Comments

 3  -  -

Price: \$355,000

Method: Sale

Date: 08/07/2020

Property Type: House (Res)

Land Size: 564 sqm approx



443 Tinworth Av MOUNT CLEAR 3350 (REI/VG) **Agent Comments**

 4  2  1

Price: \$350,000

Method: Private Sale

Date: 15/06/2020

Rooms: 5

Property Type: House

Land Size: 480 sqm approx



15 Webster Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

 4  2  2

Price: \$350,000

Method: Private Sale

Date: 16/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 666 sqm approx

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