

WE DELIVER RESULTS

STATEMENT OF INFORMATION

7/66 ALBERT STREET, SEBASTOPOL, VIC 3356

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



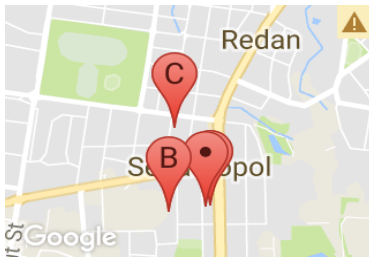
7/66 ALBERT STREET, SEBASTOPOL, VIC  2  1  1

Indicative Selling Price

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

Price Range: **\$185,000 to \$195,000**

MEDIAN SALE PRICE



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (Unit)

\$223,750

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



9/66 ALBERT ST, SEBASTOPOL, VIC 3356  2  1  1

Sale Price

***\$205,000**

Sale Date: 05/04/2018

Distance from Property: 35m



3/24 SPENCER ST, SEBASTOPOL, VIC 3356  2  1  1

Sale Price

\$200,000

Sale Date: 22/01/2018

Distance from Property: 240m



5/3 VERDON ST, SEBASTOPOL, VIC 3356  2  1  1

Sale Price

\$205,000

Sale Date: 24/01/2018

Distance from Property: 602m



This report has been compiled on 28/05/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/66 ALBERT STREET, SEBASTOPOL, VIC 3356

Indicative selling price

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

Price Range:

\$185,000 to \$195,000

Median sale price

Median price

\$223,750

House

Unit

X

Suburb

SEBASTOPOL

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
9/66 ALBERT ST, SEBASTOPOL, VIC 3356	*\$205,000	05/04/2018
3/24 SPENCER ST, SEBASTOPOL, VIC 3356	\$200,000	22/01/2018
5/3 VERDON ST, SEBASTOPOL, VIC 3356	\$205,000	24/01/2018