

WE DELIVER RESULTS

STATEMENT OF INFORMATION

29 KOWREE CRESCENT, SEBASTOPOL, VIC 3356

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 KOWREE CRESCENT, SEBASTOPOL,

 3  1  2

Indicative Selling Price

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

Price Range: \$275,000 to \$290,000

MEDIAN SALE PRICE



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (House)

\$255,000

01 January 2017 to 31 December 2017

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.



7 WARRINA DR, DELACOMBE, VIC 3356

 3  2  2

Sale Price

\$290,000

Sale Date: 15/08/2017

Distance from Property: 949m



6 HAMISH CRT, SEBASTOPOL, VIC 3356

 3  1  2

Sale Price

\$280,000

Sale Date: 22/08/2017

Distance from Property: 966m



42 HARBOUR DR, SEBASTOPOL, VIC 3356

 3  1  2

Sale Price

\$270,000

Sale Date: 26/09/2017

Distance from Property: 777m



This report has been compiled on 19/01/2018 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

29 KOWREE CRESCENT, SEBASTOPOL, VIC 3356

Indicative selling price

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

Price Range:

\$275,000 to \$290,000

Median sale price

Median price

\$255,000

House

X

Unit

Suburb

SEBASTOPOL

Period

01 January 2017 to 31 December 2017

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
7 WARRINA DR, DELACOMBE, VIC 3356	\$290,000	15/08/2017
6 HAMISH CRT, SEBASTOPOL, VIC 3356	\$280,000	22/08/2017
42 HARBOUR DR, SEBASTOPOL, VIC 3356	\$270,000	26/09/2017