

Helen Newall

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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

503 Rubicon Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$160,000

&

\$176,000

Median sale price*

Median price

House

Unit

Suburb or locality

Sebastopol

Period - From

to

Source

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	1 Surrey St BALLARAT CENTRAL 3350	\$184,000	29/06/2017
2	3 Rerock Dr DELACOMBE 3356	\$154,000	23/12/2016
3	125 Winter St REDAN 3350	\$150,000	08/02/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price

\$160,000 - \$176,000

No median price available



Rooms:

Property Type: Land

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



1 Surrey St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$184,000

Method: Private Sale

Date: 29/06/2017

Rooms: -

Property Type: Land

Land Size: 478 sqm approx

3 Rerock Dr DELACOMBE 3356 (VG)

Agent Comments



Price: \$154,000

Method: Sale

Date: 23/12/2016

Rooms: -

Property Type: Land

Land Size: 1995 sqm approx

125 Winter St REDAN 3350 (VG)

Agent Comments



Price: \$150,000

Method: Sale

Date: 08/02/2018

Rooms: -

Property Type: Land

Land Size: 657 sqm approx