

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

10 Clarkson Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$445,000 Property Type House Suburb Sebastopol

Period - From 01/10/2021 to 31/12/2021 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	817 Darling St REDAN 3350	\$490,000	04/04/2022
2	30 Hertford St SEBASTOPOL 3356	\$490,000	11/11/2021
3	56-58 Yarrowee St SEBASTOPOL 3356	\$470,000	08/02/2022

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:

13/04/2022 15:08

10 Clarkson Street, Sebastopol Vic 3356

buxton

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Indicative Selling Price

\$470,000 - \$490,000

Median House Price

December quarter 2021: \$445,000



3 1 2

Property Type: House

Land Size: 672 sqm approx

Agent Comments

Comparable Properties



817 Darling St REDAN 3350 (REI)

Agent Comments

- - -

Price: \$490,000

Method: Private Sale

Date: 04/04/2022

Property Type: House (Res)



30 Hertford St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 11/11/2021

Property Type: House (Res)

Land Size: 464 sqm approx



56-58 Yarrowee St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 1

Price: \$470,000

Method: Private Sale

Date: 08/02/2022

Property Type: House

Land Size: 650 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



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