

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

93 Hill Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$429,000 & \$439,000

Median sale price

Median price \$343,750 Property Type House Suburb Sebastopol

Period - From 10/03/2020 to 09/03/2021 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	11 Diesel Ct SEBASTOPOL 3356	\$450,000	23/01/2021
2	30 Darling St SEBASTOPOL 3356	\$421,000	12/02/2021
3	703 Ascot St.S REDAN 3350	\$420,000	27/01/2021

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:

10/03/2021 19:53

93 Hill Street, Sebastopol Vic 3356



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Indicative Selling Price

\$429,000 - \$439,000

Median House Price

10/03/2020 - 09/03/2021: \$343,750



3 1 2

Property Type: House (Res)

Land Size: 599 sqm approx

Agent Comments

Comparable Properties



11 Diesel Ct SEBASTOPOL 3356 (REI)

Agent Comments

3 2 4

Price: \$450,000

Method: Private Sale

Date: 23/01/2021

Property Type: House

Land Size: 614 sqm approx



30 Darling St SEBASTOPOL 3356 (REI)

Agent Comments

3 2 2

Price: \$421,000

Method: Private Sale

Date: 12/02/2021

Property Type: House

Land Size: 651 sqm approx



703 Ascot St.S REDAN 3350 (REI)

Agent Comments

3 1 1

Price: \$420,000

Method: Private Sale

Date: 27/01/2021

Property Type: House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.