

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

1/45 Victoria Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$455,000 Property Type House Suburb Sebastopol

Period - From 01/10/2022 to 30/09/2023 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	5 Birdwood Av SEBASTOPOL 3356	\$359,000	03/10/2023
2	1/68 Victoria St SEBASTOPOL 3356	\$355,000	19/12/2022
3	6 Victoria St SEBASTOPOL 3356	\$345,000	31/05/2023

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:

14/12/2023 21:43



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Property Type: House

Agent Comments

Indicative Selling Price

\$345,000 - \$365,000

Median House Price

Year ending September 2023: \$455,000

Comparable Properties



5 Birdwood Av SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 -

Price: \$359,000

Method: Private Sale

Date: 03/10/2023

Property Type: House

Land Size: 380 sqm approx



1/68 Victoria St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$355,000

Method: Private Sale

Date: 19/12/2022

Property Type: Unit

Land Size: 410 sqm approx



6 Victoria St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$345,000

Method: Sale

Date: 31/05/2023

Property Type: House (Res)

Land Size: 384 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300