

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

1/7 Valley View Court, Sebastopol Vic 3356

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$346,000 Property Type Unit Suburb Sebastopol

Period - From 01/01/2023 to 31/12/2023 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	11 Davcol Dr SEBASTOPOL 3356	\$440,000	19/02/2024
2	13 Yarra Park Dr SEBASTOPOL 3356	\$430,000	01/03/2024
3	245 Kossuth St SEBASTOPOL 3356	\$430,000	04/03/2024

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:

27/03/2024 12:11



3 2 1

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2023: \$346,000

Comparable Properties



11 Davcol Dr SEBASTOPOL 3356 (REI)

Agent Comments

3 2 1

Price: \$440,000
Method: Private Sale
Date: 19/02/2024
Property Type: House (Res)
Land Size: 326 sqm approx



13 Yarra Park Dr SEBASTOPOL 3356 (REI)

Agent Comments

3 2 1

Price: \$430,000
Method: Private Sale
Date: 01/03/2024
Property Type: House (Res)
Land Size: 300 sqm approx



245 Kossuth St SEBASTOPOL 3356 (REI)

Agent Comments

3 2 2

Price: \$430,000
Method: Private Sale
Date: 04/03/2024
Property Type: House (Res)
Land Size: 368 sqm approx

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