

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

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 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	3 Cluden Gdns SEBASTOPOL 3356	\$360,000	25/11/2023
2	10/120 Morgan St SEBASTOPOL 3356	\$350,000	18/09/2023
3	8/41 Kent St SEBASTOPOL 3356	\$330,000	13/09/2023

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:



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

23/01/2023 - 22/01/2024: \$350,000

Comparable Properties



3 Cluden Gdns SEBASTOPOL 3356 (REI)

Agent Comments

 2  1  1

Price: \$360,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit

Land Size: 312 sqm approx



10/120 Morgan St SEBASTOPOL 3356 (VG)

Agent Comments

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Price: \$350,000

Method: Sale

Date: 18/09/2023

Property Type: Flat/Unit/Apartment (Res)



8/41 Kent St SEBASTOPOL 3356 (VG)

Agent Comments

 2  -  -

Price: \$330,000

Method: Sale

Date: 13/09/2023

Property Type: Flat/Unit/Apartment (Res)

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