

# 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

6 Kent Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$410,000

### Median sale price

Median price \$465,000 Property Type House Suburb Sebastopol

Period - From 01/10/2023 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	111 Yarrowee St SEBASTOPOL 3356	\$395,000	10/11/2022
2	101 Grant St GOLDEN POINT 3350	\$378,000	08/03/2024
3	43 Grant St BALLARAT CENTRAL 3350	\$370,000	05/12/2023

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:

09/04/2024 10:40



3 1 1

**Property Type:** House  
**Land Size:** 396 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$410,000  
**Median House Price**  
December quarter 2023: \$465,000

## Comparable Properties



111 Yarrowee St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

3 1 1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 10/11/2022  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 389 sqm approx



101 Grant St GOLDEN POINT 3350 (REI) **Agent Comments**

3 1 2

**Price:** \$378,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House (Res)  
**Land Size:** 367 sqm approx



43 Grant St BALLARAT CENTRAL 3350 (REI/VG) **Agent Comments**

3 1 1

**Price:** \$370,000  
**Method:** Sold Before Auction  
**Date:** 05/12/2023  
**Property Type:** House (Res)  
**Land Size:** 361 sqm approx