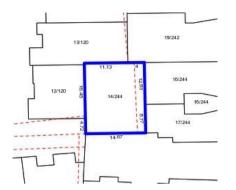


Dean Parish 5333 1144 0490 382 264 dean.parish@harcourts.com.au

> **Indicative Selling Price** \$220,000 **Median House Price** June quarter 2017: \$259,000





# Comparable Properties



2/234 Albert St SEBASTOPOL 3356 (REI)



Price: \$225,000 Method: Private Sale Date: 27/01/2017 Rooms: 3

Property Type: Unit

**Agent Comments** 



2/113 Spencer St SEBASTOPOL 3356 (REI)

**-** 2



Price: \$220,000 Method: Private Sale Date: 05/10/2016 Rooms: 3

Property Type: Townhouse (Res) Land Size: 228 sqm approx

Agent Comments



5/31 Victoria St SEBASTOPOL 3356 (REI)



Price: \$220,000 Method: Private Sale Date: 16/09/2016 Rooms: 3

Property Type: Unit Land Size: 221 sqm approx Agent Comments

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055





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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa
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Address	14/244 Spencer Street, Sebastopol Vic 3356
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$220,000

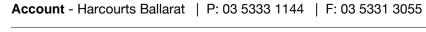
#### Median sale price

Median price	\$259,000	Н	ouse X	Suburb or lo	cality
Period - From	01/04/2017	to	30/06/2017	Source	REIV

## Comparable property sales

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
2/234 Albert St SEBASTOPOL 3356	\$225,000	27/01/2017
2/113 Spencer St SEBASTOPOL 3356	\$220,000	05/10/2016
5/31 Victoria St SEBASTOPOL 3356	\$220,000	16/09/2016







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