57 Grant Street, Sebastopol Vic 3356

BLUE RIBBON BALLARAT

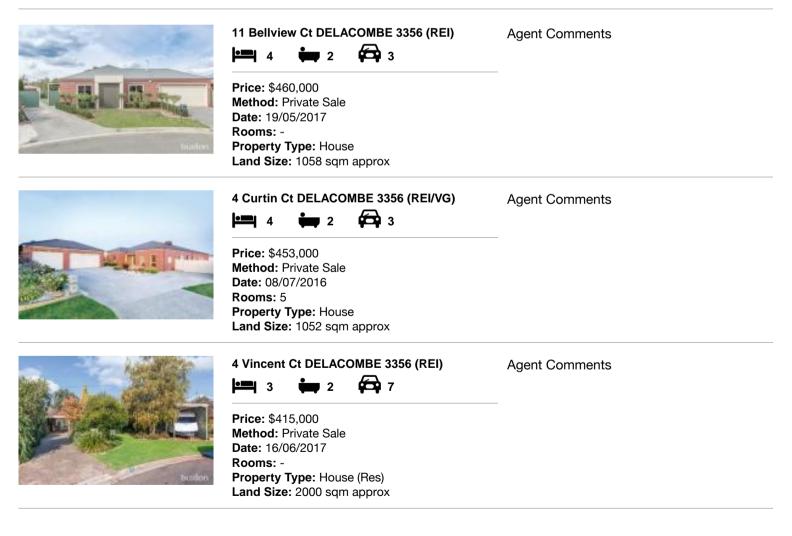




Rooms: Property Type: House Land Size: 1191 sqm approx Agent Comments Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

> Indicative Selling Price \$439,000 - \$449,000 Median House Price Year ending March 2017: \$246,000

Comparable Properties



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



property data

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 andpostcode

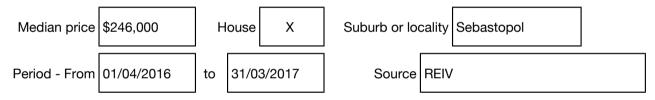
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Indicative selling price

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

Range between \$439,	,000 &	\$449,000	
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Median sale price



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
11 Bellview Ct DELACOMBE 3356	\$460,000	19/05/2017
4 Curtin Ct DELACOMBE 3356	\$453,000	08/07/2016
4 Vincent Ct DELACOMBE 3356	\$415,000	16/06/2017

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