



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 705 Sebastopol Street, REDAN 3350

House



4 beds



2 baths



0 parking

### Indicative selling price

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

**Range \$430,000 - \$440,000**

### Median sale price

Median **House** for **SEBASTOPOL** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$270,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**410 Doveton Street,**  
Soldiers Hill 3350

Price **\$460,000** Sold 18 June 2016

**602 Windermere Street,**  
Redan 3350

Price **\$250,000** Sold 16 May 2016

**417 Talbot Street,**  
Ballarat Central 3350

Price **\$420,000** Sold 08 April 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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