

STATEMENT OF INFORMATION

7 KENT STREET, SEBASTOPOL, VIC 3356

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 KENT STREET, SEBASTOPOL, VIC 3356  3  2  4

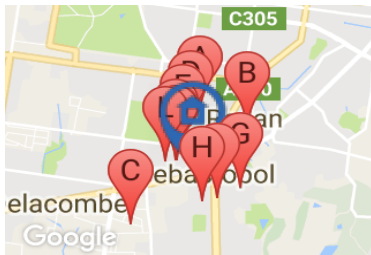
Indicative Selling Price

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

\$329,000 to \$349,000

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

SUBURB MEDIAN



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (House)

\$243,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



801 RIPON ST, REDAN, VIC 3350

 3  2  2

Sale Price

Price Withheld

Sale Date: 20/04/2017

Distance from Property: 767m



202 YARROWEE PDE, REDAN, VIC 3350

 3  2  2

Sale Price

***\$285,000**

Sale Date: 13/04/2017

Distance from Property: 888m



22 WEBSTER DR, SEBASTOPOL, VIC 3356

 3  2  2

Sale Price

***\$338,000**

Sale Date: 13/04/2017

Distance from Property: 1.2km



This report has been compiled on 17/05/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



501 LEITH ST, REDAN, VIC 3350

 3  2  2

Sale Price

Price Withheld

Sale Date: 06/04/2017

Distance from Property: 559m



104 HAMPDEN ST, REDAN, VIC 3350

 3  1  4

Sale Price

\$255,000

Sale Date: 20/02/2017

Distance from Property: 379m



20 KENT ST, SEBASTOPOL, VIC 3356

 3  1  3

Sale Price

\$365,000

Sale Date: 01/02/2017

Distance from Property: 216m



43 ORION ST, SEBASTOPOL, VIC 3356

 3  2  2

Sale Price

\$350,000

Sale Date: 27/01/2017

Distance from Property: 709m



6 GRAY ST, SEBASTOPOL, VIC 3356

 3  1  1

Sale Price

\$238,217

Sale Date: 22/12/2016

Distance from Property: 549m





77 ALBERT ST, SEBASTOPOL, VIC 3356

 **3**  **1**  **1**

Sale Price
Price Withheld

Sale Date: 12/12/2016

Distance from Property: 581m



5 ALFRED ST, SEBASTOPOL, VIC 3356

 **3**  **1**  **1**

Sale Price
\$280,000

Sale Date: 22/11/2016

Distance from Property: 275m



19 ALFRED ST, SEBASTOPOL, VIC 3356

 **3**  **1**  **1**

Sale Price
\$260,122

Sale Date: 25/10/2016

Distance from Property: 242m



26 KENT ST, SEBASTOPOL, VIC 3356

 **3**  **2**  **1**

Sale Price
\$255,000

Sale Date: 11/08/2016

Distance from Property: 362m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 KENT STREET, SEBASTOPOL, VIC 3356

Indicative selling price

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

Single Price / Range

\$329,000 to \$349,000

Median sale price

Median price

\$243,000

House

Unit

Suburb

SEBASTOPOL

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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
801 RIPON ST, REDAN, VIC 3350	Price Withheld	20/04/2017
202 YARROWEE PDE, REDAN, VIC 3350	*\$285,000	13/04/2017
22 WEBSTER DR, SEBASTOPOL, VIC 3356	*\$338,000	13/04/2017
501 LEITH ST, REDAN, VIC 3350	Price Withheld	06/04/2017

104 HAMPDEN ST, REDAN, VIC 3350	\$255,000	20/02/2017
20 KENT ST, SEBASTOPOL, VIC 3356	\$365,000	01/02/2017
43 ORION ST, SEBASTOPOL, VIC 3356	\$350,000	27/01/2017
6 GRAY ST, SEBASTOPOL, VIC 3356	\$238,217	22/12/2016
77 ALBERT ST, SEBASTOPOL, VIC 3356	Price Withheld	12/12/2016
5 ALFRED ST, SEBASTOPOL, VIC 3356	\$280,000	22/11/2016
19 ALFRED ST, SEBASTOPOL, VIC 3356	\$260,122	25/10/2016
26 KENT ST, SEBASTOPOL, VIC 3356	\$255,000	11/08/2016