

Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

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	57 Grant 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 \$435,000

Median sale price

Median price	\$265,000	Hou	ise X	Unit		Suburb or locality	Sebastopol
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

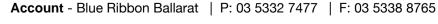
Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Date of sale **Price** ۱ 1 \$460,000 19/05/2017 11 Bellview Ct DELACOMBE 3356

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2	2 Lynrose CI SEBASTOPOL 3356	\$435,000	19/06/2017
3	5 Indiana Dr DELACOMBE 3356	\$415,000	02/08/2017

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 eighteen months.











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> **Indicative Selling Price** \$435,000 **Median House Price**

carmel@blueribbonballarat.com.au

September guarter 2017: \$265,000



Rooms:

Property Type: House Land Size: 1191 sqm approx

Agent Comments

Comparable Properties



11 Bellview Ct DELACOMBE 3356 (REI/VG)







Price: \$460,000 Method: Private Sale Date: 19/05/2017

Rooms: -

Property Type: House Land Size: 1058 sqm approx

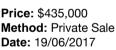
2 Lynrose CI SEBASTOPOL 3356 (REI/VG)











Rooms: -

Property Type: House (Res) Land Size: 714 sqm approx

5 Indiana Dr DELACOMBE 3356 (REI)









Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments







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