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 and postcode	24 Lawrence Street, Sebastopol Vic 3356

Indicative selling price

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

Range between $370,000 & $395,000

Median sale price

Median price $430,000 Property Type House Suburb Sebastopol

Period - From 01/04/2023 to 31/03/2024 Source REIV

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

A* 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
1	38 Vickers St SEBASTOPOL 3356	$395,000	13/05/2024
2	14 Nelson St SEBASTOPOL 3356	$385,000	16/03/2023
3	274 Vickers St SEBASTOPOL 3356	$375,000	31/01/2024

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 18 months.~~

This Statement of Information was prepared on: 20/05/2024 17:54

24 Lawrence Street, Sebastopol Vic 3356



3 1 2

Property Type: House
Land Size: 578 sqm approx

Agent Comments

Indicative Selling Price
$370,000 - $395,000
Median House Price
Year ending March 2024: $430,000

Comparable Properties



38 Vickers St SEBASTOPOL 3356 (REI)

3 1 2

Price: $395,000
Method: Private Sale
Date: 13/05/2024
Property Type: House
Land Size: 480 sqm approx

Agent Comments



14 Nelson St SEBASTOPOL 3356 (REI/VG)

3 1 2

Price: $385,000
Method: Private Sale
Date: 16/03/2023
Property Type: House
Land Size: 634 sqm approx

Agent Comments



274 Vickers St SEBASTOPOL 3356 (REI/VG)

3 1 4

Price: $375,000
Method: Private Sale
Date: 31/01/2024
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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