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	2/33 Yarrowee Street, Sebastopol Vic 3356

Indicative selling price

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

Range between $349,000 & $379,000

Median sale price

Median price	$349,500	Property Type	Townhouse	Suburb	Sebastopol
Period - From	22/07/2023	to	21/07/2024	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 1/5 Fincham St MOUNT PLEASANT 3350	$360,000	23/05/2024
2 7/6 Bala St SEBASTOPOL 3356	$352,000	25/10/2023
3 9/6 Bala St SEBASTOPOL 3356	$347,000	07/03/2024

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: 22/07/2024 10:22

CONSUMER AFFAIRS VICTORIA

2/33 Yarrowee Street, Sebastopol Vic 3356

🛏 **3** 🛁 **1** 🚗 **1**

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$349,000 - $379,000
Median Townhouse Price
22/07/2023 - 21/07/2024: $349,500

Comparable Properties

1/5 Fincham St MOUNT PLEASANT 3350 (REI)

🛏 **3** 🛁 **1** 🚗 **2**

Price: $360,000
Method: Private Sale
Date: 23/05/2024
Property Type: Townhouse (Single)

Agent Comments

7/6 Bala St SEBASTOPOL 3356 (REI/VG)

🛏 **3** 🛁 **1** 🚗 **1**

Price: $352,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)

Agent Comments

9/6 Bala St SEBASTOPOL 3356 (REI/VG)

🛏 **3** 🛁 **1** 🚗 **1**

Price: $347,000
Method: Private Sale
Date: 07/03/2024
Property Type: Townhouse (Res)

Agent Comments

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