



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/32 Victoria Street,  
SEBASTOPOL 3356**



### Indicative selling price

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

**Range \$280,000 - \$293,000**

### Median sale price

Median **Unit** for **SEBASTOPOL** for period **Sep 2018 - Aug 2019**

Sourced from **Corelogic**.

**\$240,000**

### 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.

**2/17 Birdwood Avenue,**  
Sebastopol 3356

Price **\$267,500** Sold 02  
November 2018

**3/12a Edwards Street,**  
Sebastopol 3356

Price **\$247,500** Sold 18  
March 2018

**2/40 Vickers Street,**  
Sebastopol 3356

Price **\$293,000** Sold 14 May  
2018

This Statement of Information was prepared on 26th Sep 2019

### Additional Information

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 Corelogic.

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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