

## Statement of Information

Section n 47AF of the Estate Agents Act 1980

# Property offered for sale 541 Sutton Street, SEBASTOPOL 3356

House



3 beds



1 bath



3 parking

### Indicative selling price

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

**Range \$260,000 - \$280,000**

### Median sale price

Median **House** for **SEBASTOPOL** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$301,000**

### 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.

**95 Lowan Street,**  
Sebastopol 3356

Price **\$340,000** Sold 16  
August 2019

**3 Macquarie Close,**  
Delacombe 3356

Price **\$304,000** Sold 30 July  
2019

**27 Parkside Road,**  
Delacombe 3356

Price **\$400,000** Sold 27 July  
2019

This Statement of Information was prepared on 11th Oct 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 Pricefinder.

### PRDnationwide Ballarat

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BALLARAT VIC 3350

### Contact agents



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