

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

6/66 ALBERT STREET, SEBASTOPOL, VIC 3356

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6/66 ALBERT STREET, SEBASTOPOL, VIC** 2 1 1

### Indicative Selling Price

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

Price Range: **\$200,000 to \$220,000**

## MEDIAN SALE PRICE



### SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (Unit)

**\$203,750**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**9/66 ALBERT ST, SEBASTOPOL, VIC 3356** 2 1 1

Sale Price

**\$200,000**

Sale Date: 17/03/2017

Distance from Property: 43m



**111 LEITH ST, REDAN, VIC 3350** 2 1 1

Sale Price

**\$218,500**

Sale Date: 14/06/2017

Distance from Property: 838m



**2/6 WARWICK ST, REDAN, VIC 3350** 2 1 1

Sale Price

**\$220,000**

Sale Date: 31/01/2017

Distance from Property: 1.2km



This report has been compiled on 27/07/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/6 ALBERT STREET, SEBASTOPOL, VIC 3356

### Indicative selling price

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

Price Range: \$200,000 to \$220,000

### Median sale price

Median price

\$203,750

House

Unit

X

Suburb

SEBASTOPOL

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

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
9/66 ALBERT ST, SEBASTOPOL, VIC 3356	\$200,000	17/03/2017
111 LEITH ST, REDAN, VIC 3350	\$218,500	14/06/2017
2/6 WARWICK ST, REDAN, VIC 3350	\$220,000	31/01/2017