



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18/240 Spencer Street, SEBASTOPOL 3356

House



2 beds



1 baths



1 parking

### Indicative selling price

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

## Range from \$189,000 - \$205,000

### Median sale price

Median **House** for **SEBASTOPOL** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

## \$207,500

### 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 the most comparable to the property for sale.

**10/302 Albert Street,** Price **\$189,500** Sold 08 June 2017  
Sebastopol 3356

**3/292 Albert Street,** Price **\$196,000** Sold 13 May 2017  
Sebastopol 3356

**4/234 Albert Street,** Price **\$225,000** Sold 25 January 2017  
Sebastopol 3356

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.

### Contact agents

 **Brenden Barclay**  
PRDnationwide

(03) 5331 1111  
0409 410 911

[brendenb@prdballarat.com.au](mailto:brendenb@prdballarat.com.au)



**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350