



Statement of Information

Sections 47AF of the Estate Agents Act 1980

83 Yarrowee Street, SEBASTOPOL 3356

House

4 beds

1 baths

4 parking

Indicative selling price

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

Range from \$260,000 - \$270,000

Median sale price

Median **House** for **SEBASTOPOL** for period **Oct 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$246,250

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.

106 Beverin Street, Price **\$282,000** Sold 21 September 2017
Sebastopol 3356

77 Albert Street, Price **\$235,000** Sold 26 July 2017
Sebastopol 3356

99 Albert Street, Price **\$335,000** Sold 05 July 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

 **Dean Teuma**
PRDnationwide

03 5329 4617
0401 335 445
deant@prdballarat.com.au



PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350