



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Heppner Court, SEBASTOPOL 3356



### Indicative selling price

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

## Range from \$275,000 - \$295,000

### Median sale price

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

## \$246,505

### 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.

**15 Heppner Court,** Price **\$275,000** Sold 08 August 2017  
Sebastopol 3356

**210 Kossuth Street,** Price **\$285,000** Sold 15 June 2017  
Sebastopol 3356

**49 Bonshaw Drive,** Price **\$310,000** Sold 19 May 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

 **Don Hanlon**  
PRDnationwide

(03) 5331 1111  
0429 199 158  
[donh@prdballarat.com.au](mailto:donh@prdballarat.com.au)



**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350