



Statement of Information

Sections 47AF of the Estate Agents Act 1980

21 Baudinette Drive, SEBASTOPOL 3356

House



4 beds



2 baths



2 parking

Indicative selling price

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

Single price \$ 300,000

Median sale price

Median **House** for **SEBASTOPOL** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$ 243,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

31 Baudinette Drive, Sebastopol 3356	Price \$ 330,000 Sold 01 February 2017
6 Lynrose Close, Sebastopol 3356	Price \$ 345,000 Sold 03 October 2016
6 Heppner Court, Sebastopol 3356	Price \$ 335,000 Sold 16 October 2016

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

 **Ray Brown**
PRDnationwide

03 5329 4622
0409 988 809
rayb@prdballarat.com.au

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350