



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**338 Vickers Street,  
SEBASTOPOL 3356**

### Indicative selling price

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

**Range \$420,000 - \$450,000**

### Median sale price

Median **House** for **SEBASTOPOL** for period **Jul 2018 - Sep 2018**

Sourced from **REIV**.

**\$289,500**

### 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.

**12 Nimble Drive,**  
Delacombe 3356

**Price \$470,000** Sold 26  
October 2018

**27 Josephine Way,**  
Sebastopol 3356

**Price \$415,000** Sold 26 July  
2018

**10 Stephano Court,**  
Sebastopol 3356

**Price \$415,000** Sold 09  
November 2017

### Additional Information

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 REIV.

#### Ray White Ballarat

37 Lydiard Street South,  
Ballarat VIC 3350

#### Contact agents



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**RayWhite**