

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/2a Kelvin Avenue, Sebastopol Vic 3356

### Indicative selling price

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

Single price

\$399,500

### Median sale price

Median price

\$347,000

Property Type

Townhouse

Suburb

Sebastopol

Period - From

17/06/2023

to

16/06/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

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

	Address of comparable property	Price	Date of sale
1	124a Joseph St BALLARAT EAST 3350	\$415,000	14/02/2024
2	2/5 Riverview Ct SEBASTOPOL 3356	\$407,500	12/06/2024
3	2/250 Albert St SEBASTOPOL 3356	\$380,000	13/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2024 14:19



 3    2    1

**Property Type:** Townhouse

**Land Size:** 200 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$399,500

**Median Townhouse Price**

17/06/2023 - 16/06/2024: \$347,000

## Comparable Properties



**124a Joseph St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$415,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Unit



**2/5 Riverview Ct SEBASTOPOL 3356 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$407,500

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** Unit

**Land Size:** 428 sqm approx



**2/250 Albert St SEBASTOPOL 3356 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/05/2024

**Property Type:** Unit

**Land Size:** 262 sqm approx