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	3/2a Kelvin Avenue, Sebastopol Vic 3356
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$399,500

Median sale price

Median price \$347	7,000 Pro	perty Type T	ownhouse	:	Suburb	Sebastopol
Period - From 17/06	6/2023 to	16/06/2024	Sc	ource	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

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 comparableproperties 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





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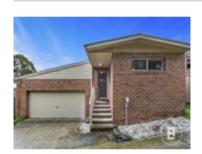
Indicative Selling Price \$399,500 Median Townhouse Price 17/06/2023 - 16/06/2024: \$347,000





Property Type: Townhouse **Land Size:** 200 sqm approx Agent Comments

Comparable Properties



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

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Price: \$415,000 Method: Private Sale Date: 14/02/2024 Property Type: Unit **Agent Comments**



2/5 Riverview Ct SEBASTOPOL 3356 (REI)

3



1

6 2

Price: \$407,500 Method: Private Sale Date: 12/06/2024 Property Type: Unit Land Size: 428 sqm approx **Agent Comments**



2/250 Albert St SEBASTOPOL 3356 (REI)

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Price: \$380,000 Method: Private Sale Date: 13/05/2024 Property Type: Unit

Land Size: 262 sqm approx

Agent Comments

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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