

2a Alexandra Street, Sebastopol Vic 3356



Trevor Petrie

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Indicative Selling Price

\$385,000 - \$395,000

Median Townhouse Price

19/07/2022 - 18/07/2023: \$401,000



3 2 1

Rooms: 5

Property Type: Residence

Land Size: 226 sqm approx

Agent Comments

Comparable Properties



118 Morgan St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$410,000

Method: Private Sale

Date: 17/02/2023

Property Type: Townhouse (Single)

Land Size: 312 sqm approx



11 Kilara Pl SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$405,000

Method: Sale

Date: 05/12/2022

Property Type: Flat/Unit/Apartment (Res)



5/2 Alexandra St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 1

Price: \$385,000

Method: Private Sale

Date: 05/12/2022

Property Type: Unit

Land Size: 392 sqm approx

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2a Alexandra Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$385,000

&

\$395,000

Median sale price

Median price

\$401,000

Property Type

Townhouse

Suburb

Sebastopol

Period - From

19/07/2022

to

18/07/2023

Source

REIV

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

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	118 Morgan St SEBASTOPOL 3356	\$410,000	17/02/2023
2	11 Kilara PI SEBASTOPOL 3356	\$405,000	05/12/2022
3	5/2 Alexandra St SEBASTOPOL 3356	\$385,000	05/12/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/07/2023 10:58