

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

1/38 Josephine Way, Sebastopol Vic 3356

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$349,000

Property Type Unit

Suburb Sebastopol

Period - From 01/03/2023

to 29/02/2024

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 | 7 Rindle CI DELACOMBE 3356 | \$490,000 | 21/12/2023 |
| 2 | 1b Ilvia Way SEBASTOPOL 3356 | \$460,000 | 31/08/2023 |
| 3 | 1/16 Carmichael Ct SEBASTOPOL 3356 | \$440,000 | 01/11/2023 |

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:

01/03/2024 10:25



 3  2  2

Property Type: Townhouse

Land Size: 435 sqm approx

Agent Comments

Comparable Properties



7 Rindle CI DELACOMBE 3356 (REI)

Agent Comments

 3  2  2

Price: \$490,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)



1b Ilvia Way SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  2  2

Price: \$460,000

Method: Private Sale

Date: 31/08/2023

Property Type: Townhouse (Single)

Land Size: 312 sqm approx



1/16 Carmichael Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  2  2

Price: \$440,000

Method: Private Sale

Date: 01/11/2023

Property Type: Unit