

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

3/9 Docwra Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$620,000 & \$630,000

Median sale price

Median price \$415,000 Property Type House Suburb Sebastopol

Period - From 10/10/2023 to 09/10/2024 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 | 221 Kossuth St SEBASTOPOL 3356 | \$620,000 | 26/09/2023 |
| 2 | 8 Ilvia Way SEBASTOPOL 3356 | \$635,000 | 19/07/2023 |
| 3 | 2/9 Docwra St SEBASTOPOL 3356 | \$573,000 | 25/05/2023 |

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:

10/10/2024 11:44

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Indicative Selling Price

\$620,000 - \$630,000

Median House Price

10/10/2023 - 09/10/2024: \$415,000



4 2 3

Property Type: House (Res)

Land Size: 845 sqm approx

Agent Comments

Comparable Properties

221 Kossuth St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$620,000

Method: Sale

Date: 26/09/2023

Property Type: House (Res)

Land Size: 719 sqm approx



8 Ilvia Way SEBASTOPOL 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$635,000

Method: Private Sale

Date: 19/07/2023

Rooms: 7

Property Type: House (Res)

Land Size: 763 sqm approx



2/9 Docwra St SEBASTOPOL 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$573,000

Method: Private Sale

Date: 25/05/2023

Property Type: House

Land Size: 531 sqm approx