

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 and
postcode

9 Kelvin Avenue Sebastopol VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Other

Suburb

Sebastopol

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

6 Tower Street Sebastopol VIC 3356	\$385,000	30-Jun-21
171 Spencer Street Sebastopol VIC 3356	\$415,000	30-Aug-21
2 Peter Court Sebastopol VIC 3356	\$415,000	11-Jun-21

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: 14 January 2022



6 Tower Street Sebastopol VIC 3356

3 1 -

Sold Price

\$385,000

Sold Date

30-Jun-21

Distance

0.09km



171 Spencer Street Sebastopol VIC 3356

3 1 1

Sold Price

\$415,000

Sold Date

30-Aug-21

Distance

0.17km



2 Peter Court Sebastopol VIC 3356

3 1 2

Sold Price

Sold Date

11-Jun-21

Distance

0.09km



52 Victoria Street Sebastopol VIC 3356

3 1 1

Sold Price

\$340,000

Sold Date

29-Jun-21

Distance

0.27km



153 Spencer Street Sebastopol VIC 3356

3 1 4

Sold Price

\$375,000

Sold Date

12-Apr-21

Distance

0.26km



15 Edwards Street Sebastopol VIC 3356

3 1 2

Sold Price

\$482,500

Sold Date

04-Oct-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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