## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address |15 Ilvia Way, Sebastopol Vic 3356

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$530,000		&	\$540,000		00				
Median sale price										
Median price \$	6415,000	Pro	operty Type	Hous	se		Suburb	Sebastopol		
Period - From 2	2/10/2023	to	21/10/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Davcol Dr SEBASTOPOL 3356	\$510,000	23/09/2024
2	10 Josephine Way SEBASTOPOL 3356	\$530,000	13/09/2024
3	154 Edwards St SEBASTOPOL 3356	\$540,000	14/03/2024

OR

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

This Statement of Information was prepared on:

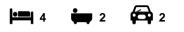
18/11/2024 17:22



15 Ilvia Way, Sebastopol Vic 3356



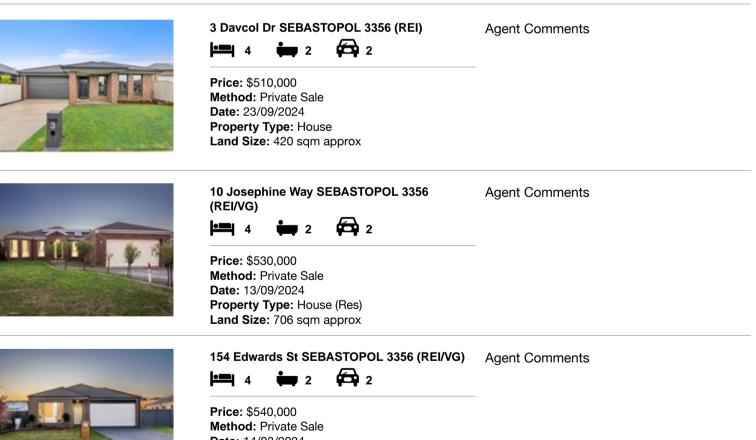




Rooms: 5 Property Type: House (Res) Land Size: 641 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$530,000 - \$540,000 Median House Price 22/10/2023 - 21/10/2024: \$415,000

# **Comparable Properties**



Method: Private Sale Date: 14/03/2024 Property Type: House Land Size: 617 sqm approx

#### Account - Ballarat Property Agents | P: 03 5324 2408





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