

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

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

Median sale price

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

Period - From 22/10/2023 to 21/10/2024 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	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 comparable properties 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

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Indicative Selling Price

\$530,000 - \$540,000

Median House Price

22/10/2023 - 21/10/2024: \$415,000



4 2 2

Rooms: 5

Property Type: House (Res)

Land Size: 641 sqm approx

Agent Comments

Comparable Properties



3 Davcol Dr SEBASTOPOL 3356 (REI)

Agent Comments

4 2 2

Price: \$510,000

Method: Private Sale

Date: 23/09/2024

Property Type: House

Land Size: 420 sqm approx



10 Josephine Way SEBASTOPOL 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$530,000

Method: Private Sale

Date: 13/09/2024

Property Type: House (Res)

Land Size: 706 sqm approx



154 Edwards St SEBASTOPOL 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$540,000

Method: Private Sale

Date: 14/03/2024

Property Type: House

Land Size: 617 sqm approx