Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/22a Kent Street, Sebastopol Vic 3356

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$379,000		&		\$390,000			
Median sale pr	rice							
Median price	\$385,000	Pro	Property Type Tow		/nhouse		Suburb	Sebastopol
Period - From	24/03/2024	to	23/03/2025		So	ource	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	117c Lonsdale St REDAN 3350	\$400,000	21/02/2025
2	2/23 Beverin St SEBASTOPOL 3356	\$415,000	18/02/2025
3	6a Gray St SEBASTOPOL 3356	\$395,000	16/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/03/2025 15:48



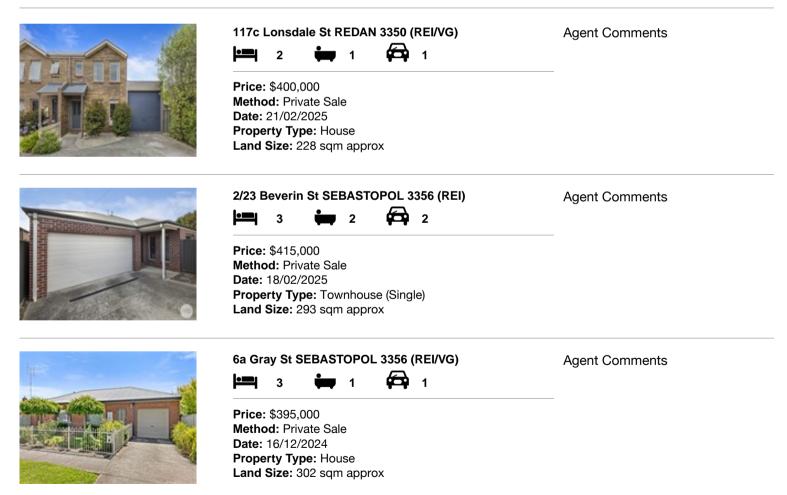






Rooms: 5 Property Type: Townhouse Agent Comments Indicative Selling Price \$379,000 - \$390,000 Median Townhouse Price 24/03/2024 - 23/03/2025: \$385,000

Comparable Properties



Account - Fletchers | P: 03 5333 4797



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