

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

2a Taylor Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$469,500

Median sale price

Median price

\$352,000

Property Type

Townhouse

Suburb

Sebastopol

Period - From

15/08/2023

to

14/08/2024

Source

REIV

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.

	Address of comparable property	Price	Date of sale
1	123 Birdwood Av SEBASTOPOL 3356	\$460,000	19/07/2024
2	14 Greenhalghs Rd DELACOMBE 3356	\$475,000	01/07/2024
3	16 Fairy Wren Cirt MOUNT CLEAR 3350	\$470,000	06/06/2024

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:

15/08/2024 16:30

2a Taylor Street, Sebastopol Vic 3356



Scott Petrie

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Indicative Selling Price

\$469,500

Median Townhouse Price

15/08/2023 - 14/08/2024: \$352,000



3 2 2

Property Type:

Agent Comments

Comparable Properties



123 Birdwood Av SEBASTOPOL 3356 (REI)

Agent Comments

3 2 2

Price: \$460,000

Method: Private Sale

Date: 19/07/2024

Property Type: House (Res)



14 Greenhalghs Rd DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 -

Price: \$475,000

Method: Private Sale

Date: 01/07/2024

Property Type: House (Res)

Land Size: 525 sqm approx



16 Fairy Wren Cirt MOUNT CLEAR 3350 (REI)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 06/06/2024

Rooms: 6

Property Type: House (Res)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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