

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

2b Taylor Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$455,000

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	23 Hertford St SEBASTOPOL 3356	\$450,000	08/07/2024
3	1/7 Valley View Ct SEBASTOPOL 3356	\$460,000	20/04/2024

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 16:40



3 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$455,000
Median Townhouse Price
15/08/2023 - 14/08/2024: \$352,000

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)



23 Hertford St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$450,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 300 sqm approx



1/7 Valley View Ct SEBASTOPOL 3356
(REI/VG)

Agent Comments

3 2 1

Price: \$460,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 327 sqm approx