

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

3/2a Kelvin Avenue, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$399,500

Median sale price

Median price

\$347,000

Property Type

Townhouse

Suburb

Sebastopol

Period - From

17/06/2023

to

16/06/2024

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	124a Joseph St BALLARAT EAST 3350	\$415,000	14/02/2024
2	2/5 Riverview Ct SEBASTOPOL 3356	\$407,500	12/06/2024
3	2/250 Albert St SEBASTOPOL 3356	\$380,000	13/05/2024

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:

17/06/2024 14:19



 3  2  1

Property Type: Townhouse

Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price

\$399,500

Median Townhouse Price

17/06/2023 - 16/06/2024: \$347,000

Comparable Properties



124a Joseph St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$415,000

Method: Private Sale

Date: 14/02/2024

Property Type: Unit



2/5 Riverview Ct SEBASTOPOL 3356 (REI)

Agent Comments

 3  2  2

Price: \$407,500

Method: Private Sale

Date: 12/06/2024

Property Type: Unit

Land Size: 428 sqm approx



2/250 Albert St SEBASTOPOL 3356 (REI)

Agent Comments

 3  2  1

Price: \$380,000

Method: Private Sale

Date: 13/05/2024

Property Type: Unit

Land Size: 262 sqm approx