# 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

1/38 Josephine Way, Sebastopol Vic 3356

## Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$450,000

#### Median sale price

Median price	\$349,000	Pro	perty Type Unit	t		Suburb	Sebastopol
Period - From	01/03/2023	to	29/02/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7 Rindle CI DELACOMBE 3356	\$490,000	21/12/2023
2	1b Ilvia Way SEBASTOPOL 3356	\$460,000	31/08/2023
3	1/16 Carmichael Ct SEBASTOPOL 3356	\$440,000	01/11/2023

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:

01/03/2024 10:25



1/38 Josephine Way, Sebastopol Vic 3356



Scott Petrie



**Property Type:** Townhouse **Land Size:** 435 sqm approx Agent Comments 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$450,000 Median Unit Price 01/03/2023 - 29/02/2024: \$349,000

# Comparable Properties



7 Rindle CI DELACOMBE 3356 (REI)



Price: \$490,000 Method: Private Sale Date: 21/12/2023 Property Type: Townhouse (Single) Agent Comments

Agent Comments

Agent Comments



Price: \$460,000 Method: Private Sale Date: 31/08/2023 Property Type: Townhouse (Single)

2

3

1b Ilvia Way SEBASTOPOL 3356 (REI/VG)

**2** 



1/16 Carmichael Ct SEBASTOPOL 3356 (REI/VG)

**1** 3 **1** 2 **6** 2

Land Size: 312 sqm approx

Price: \$440,000 Method: Private Sale Date: 01/11/2023 Property Type: Unit

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



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