

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 \$460,000

Median sale price

Median price \$345,000

Property Type Unit

Suburb Sebastopol

Period - From 01/04/2023

to 31/03/2024

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	1/7 Valley View Ct SEBASTOPOL 3356	\$460,000	20/04/2024
2	1/9 Horwood Dr CANADIAN 3350	\$445,000	17/05/2024
3	1/38 Josephine Way SEBASTOPOL 3356	\$430,000	18/04/2024

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:

05/07/2024 15:15



 3  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



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



1/9 Horwood Dr CANADIAN 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$445,000

Method: Private Sale

Date: 17/05/2024

Property Type: Townhouse (Res)



1/38 Josephine Way SEBASTOPOL 3356 (REI)

Agent Comments

 3  2  2

Price: \$430,000

Method: Private Sale

Date: 18/04/2024

Property Type: Townhouse (Single)

Land Size: 435 sqm approx