

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

12 Kowree Crescent, Sebastopol Vic 3356

Indicative selling price

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

Range between \$420,000

&

\$430,000

Median sale price

Median price \$455,000

Property Type House

Suburb Sebastopol

Period - From 01/09/2022

to 31/08/2023

Source 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.

	Address of comparable property	Price	Date of sale
1	718 Ascot St REDAN 3350	\$445,000	27/03/2023
2	66 Kossuth St SEBASTOPOL 3356	\$430,000	02/12/2022
3	1 Bilston PI SEBASTOPOL 3356	\$427,500	11/05/2023

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:

01/09/2023 11:03

12 Kowree Crescent, Sebastopol Vic 3356



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$420,000 - \$430,000

Median House Price

01/09/2022 - 31/08/2023: \$455,000



2 2 1

Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Comparable Properties



718 Ascot St REDAN 3350 (REI/VG)

2 1 1

Agent Comments

Price: \$445,000

Method: Private Sale

Date: 27/03/2023

Property Type: House

Land Size: 460 sqm approx



66 Kossuth St SEBASTOPOL 3356 (VG)

2 - -

Agent Comments

Price: \$430,000

Method: Sale

Date: 02/12/2022

Property Type: House (Res)

Land Size: 224 sqm approx



1 Bilston Pl SEBASTOPOL 3356 (VG)

1 - -

Agent Comments

Price: \$427,500

Method: Sale

Date: 11/05/2023

Property Type: Flat/Unit/Apartment (Res)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.