buxton

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1/213 Kossuth Street, Sebastopol, VIC 3356

Indicative selling price

\$295,000 - \$310,000

Range between

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

Median sale price

Median price \$ 300,000

House

*Delete house or unit as applicable

Suburb SEBASTOPOL

Period

21/11/2017 - 21/05/2019

Source Price Finder

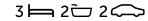
Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



1/3 ILVIA WAY SEBASTOPOL

Normal Sale \$310,000 Date Sold 15/05/2018 Land 324 sgm





1/132 SPENCER STREET SEBASTOPOL

Normal Sale \$279,500 Date Sold 07/11/2018 Land 387 sgm





2/118 BIRDWOOD AVENUE SEBASTOPOL

Normal Sale \$300,000 Date Sold 10/02/2019 Land 283 sqm 3 ⊨ 2 □ 2 ←