

## 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](http://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**

3 2 2

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



**1/132 SPENCER STREET  
SEBASTOPOL**

3 2 1

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



**2/118 BIRDWOOD AVENUE  
SEBASTOPOL**

3 2 2

Normal Sale \$300,000  
Date Sold 10/02/2019  
Land 283 sqm