

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

95 Kossuth Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$410,000

&

\$430,000

Median sale price

Median price \$329,000

Property Type House

Suburb Sebastopol

Period - From 01/10/2019

to 30/09/2020

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	25 Westcliffe Cr SEBASTOPOL 3356	\$415,000	25/05/2020
2	16 Davcol Dr SEBASTOPOL 3356	\$412,500	17/07/2020
3	204 Kossuth St SEBASTOPOL 3356	\$400,000	17/04/2020

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:

13/10/2020 09:11



Property Type: House (Res)
Land Size: 504 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$430,000
Median House Price
Year ending September 2020: \$329,000

Comparable Properties



25 Westcliffe Cr SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$415,000
Method: Private Sale
Date: 25/05/2020
Property Type: House
Land Size: 401 sqm approx



16 Davcol Dr SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$412,500
Method: Private Sale
Date: 17/07/2020
Rooms: 6
Property Type: House
Land Size: 414 sqm approx

204 Kossuth St SEBASTOPOL 3356 (VG) **Agent Comments**



Price: \$400,000
Method: Sale
Date: 17/04/2020
Property Type: House (Res)
Land Size: 575 sqm approx