

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

98 Kossuth Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$82,500

Median sale price*

Median price

House

Unit

Suburb or locality

Sebastopol

Period - From

to

Source

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 eighteen 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	66 Kossuth St SEBASTOPOL 3356	\$82,500	27/10/2016
2	39 Beverin St SEBASTOPOL 3356	\$62,000	21/10/2016
3	12a Bridge St SEBASTOPOL 3356	\$60,000	04/09/2017

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type:

Agent Comments

Ideal for the First Home Buyer (eligible for \$20,000 FHOG) & Investors, these titled, fully serviced allotments present the opportunity to build your dream home or claim worthy tax benefits for investors. Located within close proximity to the CBD (10min) & the newly developed Delacombe town Centre, these remaining two blocks won't sit for long. Situated on approx. 224m² (9m x 25m dimensions), you are able to comfortably fit a 2 or 3 bedroom home & still have room at the rear for the garden or pets.

Comparable Properties



66 Kossuth St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$82,500

Method: Sale

Date: 27/10/2016

Rooms: -

Property Type: Land

Land Size: 227 sqm approx

39 Beverin St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$62,000

Method: Sale

Date: 21/10/2016

Rooms: -

Property Type: Land

Land Size: 236 sqm approx



12a Bridge St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$60,000

Method: Private Sale

Date: 04/09/2017

Rooms: -

Property Type: Land