

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 and
postcode

6 ELLSWORTH CLOSE SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$131,032

Property type

Land

Suburb

Sebastopol

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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

18 DAVCOL DRIVE SEBASTOPOL VIC 3356	\$620,000	15-Jan-22
58 TAIT STREET DELACOMBE VIC 3356	\$650,000	19-May-22
239 KOSSUTH STREET SEBASTOPOL VIC 3356	\$665,000	03-Feb-22

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: 08 June 2022



18 DAVCOL DRIVE SEBASTOPOL VIC 3356

Sold Price

\$620,000

Sold Date

15-Jan-22



4



2



2

Distance

-



58 TAIT STREET DELACOMBE VIC 3356

Sold Price

^{RS} **\$650,000**

Sold Date

19-May-22



3



2



2

Distance

1.21km



239 KOSSUTH STREET SEBASTOPOL VIC 3356

Sold Price

\$665,000

Sold Date

03-Feb-22



4



2



2

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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