

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

247 Kossuth Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$405,000 & \$435,000

Median sale price

Median price \$350,000 Property Type House Suburb Sebastopol

Period - From 01/04/2020 to 31/03/2021 Source REIV

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
1	2 Peter Ct SEBASTOPOL 3356	\$415,000	11/06/2021
2	17 Heppner Ct SEBASTOPOL 3356	\$415,000	09/04/2021
3	7 Davcol Dr SEBASTOPOL 3356	\$420,000	07/04/2021

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:

09/07/2021 16:50



3 2 2

Rooms: 4
Property Type: Office (Com)
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$405,000 - \$435,000
Median House Price
Year ending March 2021: \$350,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



2 Peter Ct SEBASTOPOL 3356 (REI)

Agent Comments

3 1 2

Price: \$415,000
Method: Private Sale
Date: 11/06/2021
Property Type: House



17 Heppner Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$415,000
Method: Private Sale
Date: 09/04/2021
Property Type: House (Res)
Land Size: 347 sqm approx



7 Davcol Dr SEBASTOPOL 3356 (REI)

Agent Comments

3 2 2

Price: \$420,000
Method: Private Sale
Date: 07/04/2021
Rooms: 6
Property Type: House (Res)
Land Size: 420 sqm approx