

## 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

85 KOSSUTH STREET SEBASTOPOL VIC 3356

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$436,250

Property type

House

Suburb

Sebastopol

Period-from

01 Jul 2023

to

30 Jun 2024

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 84 KOSSUTH STREET SEBASTOPOL VIC 3356   | \$450,000 | 24-Jan-24 |
| 17 WHIDBURN PLACE SEBASTOPOL VIC 3356   | \$437,500 | 08-Jan-24 |
| 13 YARRA PARK DRIVE SEBASTOPOL VIC 3356 | \$430,000 | 01-Mar-24 |

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: 01 July 2024

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**84 KOSSUTH STREET  
SEBASTOPOL VIC 3356** 3  2  1Sold Price **\$450,000** Sold Date **24-Jan-24**Distance **0.11km****17 WHIDBURN PLACE  
SEBASTOPOL VIC 3356** 3  2  2Sold Price **\$437,500** Sold Date **08-Jan-24**Distance **0.04km****13 YARRA PARK DRIVE  
SEBASTOPOL VIC 3356** 3  2  1Sold Price **\$430,000** Sold Date **01-Mar-24**Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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