Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 245 Kossuth Street, Sebastopol Vic 3356

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot/ | ting | | |
|-----------------|-------------------|------|--------------|--------|------------|------|--------|------------|
| Range betwee | \$400,000 | | & | | \$430,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$366,000 | Pro | operty Type | Hou | se | | Suburb | Sebastopol |
| Period - From | 01/07/2020 | to | 30/06/2021 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 10 Nelson St SEBASTOPOL 3356 | \$420,000 | 29/07/2021 |
| 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:

29/07/2021 12:36









Rooms: 4 Property Type: Townhouse (Single) Land Size: 363 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$430,000 Median House Price Year ending June 2021: \$366,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



10 Nelson St SEBASTOPOL 3356 (REI)



Price: \$420,000 Method: Private Sale Date: 29/07/2021 Property Type: House

17 Heppner Ct SEBASTOPOL 3356 (REI/VG)



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/VG)



Agent Comments

Agent Comments

Agent Comments

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

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.