

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 5 Alfred Street Sebastopol

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$265,000 & \$275,000

Median sale price

Median price: \$280,875 House Suburb: Sebastopol
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

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.

**2a Kent St
SEBASTOPOL**

3 1 1

Situated in a quiet street in central Sebastopol is this three bedroom, one bathroom near new townhouse ready for

Sold by Private Sale \$260,000
Date Sold 09/05/2017
Land 426 SqM

**905 Ripon St.S
REDAN**

3 1 1

Perfectly positioned close to schooling, shops and public transport this updated three bedroom home on 858sqm of land is

Sold by Private Sale \$267,500
Date Sold 06/10/2017
Land 858 SqM

**20 Albert St
SEBASTOPOL**

3 1 1

Rarely does the opportunity arise to buy a corner site of large proportions in one of the busiest shopping and traffic strips in

Sold by Private Sale \$300,000
Date Sold 09/05/2017
Land 383 SqM