

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

Address: 3/292 Albert Street Sebastopol

Indicative selling price

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

Range between: \$215,000 & \$230,000

Median sale price

Median price: \$237,000 Unit Suburb: Sebastopol
Period - From: 01/07/2018 to 30/09/2018 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.




**11/272 Albert St
SEBASTOPOL**

2  1  1 

Handily located in Sebastopol close to shops, schools and public transport is this well maintained unit. Boasting 2 spacious

Sold by Private Sale \$215,000
Date Sold 08/05/2018
Land 97 SqM

**5/274a Albert St
SEBASTOPOL**

2  1  2 

This immaculate 2 Bedroom townhouse presents a delightfully appealing opportunity, located in an ideal location close to

Sold by Private Sale \$225,000
Date Sold 28/04/2018

**1/328 Albert St
SEBASTOPOL**

2  1  1 

Currently leased out to fantastic tenants for \$245 per week until October 2018 with a yield of 5.5% this property is perfect for

Sold by Private Sale \$230,000
Date Sold 09/05/2018