

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 40 Bridge Street Sebastopol

Indicative selling price

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

Range between: \$215,000 & \$235,000

Median sale price




Median price: \$289,500 House 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.



1/30 Albion St SEBASTOPOL

3  1  2 




Situated close to shops, schools, public transport & the new Delacombe Town Centre, this extremely neat renovated home is

Sold by Private Sale \$210,000

Date Sold 14/05/2018



278 Albert St SEBASTOPOL

3   

Sold by Private Sale \$226,000

Date Sold 02/01/2018

Land 337 SqM



128 Grant St SEBASTOPOL

3   2 

Sold by Private Sale \$240,000

Date Sold 10/05/2018

Land 650 SqM