

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

Address: 209 Walker Street Sebastopol

Indicative selling price

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

Range between: \$340,000 & \$360,000

Median sale price

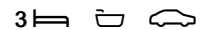
Median price: \$280,875 House Suburb: Sebastopol
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

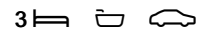
These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**125 Birdwood Av
SEBASTOPOL**

Sold by Private Sale \$321,500
Date Sold 25/06/2018
Land 320 SqM

**10 Tranquillity Ct
SEBASTOPOL**

Sold by Private Sale \$350,000
Date Sold 26/06/2018
Land 582 SqM

**233 Kossuth St
SEBASTOPOL**

Sold by Private Sale \$385,000
Date Sold 27/12/2017
Land 668 SqM

