

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

Address: 22 Davcol Drive Sebastopol

Indicative selling price

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

Range between: \$340,000 & \$350,000

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.

**202 Kossuth St
SEBASTOPOL**

3 2 2

* Wonderful presentation is showcased in this modern family home.* You will love the bright, open, inclusive

Sold by Private Sale \$332,000
Date Sold 03/05/2018
Land 576 SqM

**2. Bolton St
SEBASTOPOL**

3 2 2

Here it is, a brand new three bedroom home with all the mod cons. Enter this lovely home and be impressed by the large

Sold by Private Sale \$345,000
Date Sold 27/09/2018
Land 327 SqM

**18 Crown St
SEBASTOPOL**

3 2 2

This beautifully built home is the perfect set up for today's first home buyer or investor's alike. Within a 5min drive to Phoenix

Sold by Private Sale \$355,000
Date Sold 24/08/2018
Land 620 SqM