

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

Address: 2/26 Bonshaw Drive Sebastopol

Indicative selling price

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

Range between: \$250,000 & \$270,000

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.

**1/26 Bonshaw Dr
SEBASTOPOL**

2 1 1

- Lovely street appeal in a quiet and established location- A very generous layout, spacious bedrooms with BIRÂ€™s-

Sold by Private Sale \$235,000

Date Sold 07/06/2017

**46 Harbour Dr
SEBASTOPOL**

2 1 1

With a welcoming sense of space, this freestanding single level unit is positioned in a thriving suburb just minutes from the heart

Sold by Private Sale \$260,000

Date Sold 02/07/2018

Land 305 SqM

**11 Bolton St
SEBASTOPOL**

3

Sold by Private Sale \$287,500

Date Sold 01/09/2017

Land 322 SqM