

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

109B Edwards Street, Sebastopol, 3356

Indicative selling price

\$ 345,000 - \$365,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 280,000

House

*Delete house or unit as applicable

Suburb
SEBASTOPOL

Period
15/06/2018 - 12/12/2018

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



30 CROWN STREET
SEBASTOPOL

3 2 3

Agents Advice - Sale *\$380,000
Date Sold 20/11/2018
Land 652 sqm



14 LUTH STREET
SEBASTOPOL

4 2 2

Agents Advice - Sale *\$350,000
Date Sold 29/11/2018
Land 641 sqm



249 ALBERT STREET
SEBASTOPOL

4 1 3

Normal Sale \$359,000
Date Sold 03/08/2018
Land 1062 sqm