# **buxton**

### 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

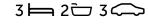
### Comparable property sales

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

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





## 14 LUTH STREET SEBASTOPOL

Agents Advice - Sale \*\$350,000 Date Sold 29/11/2018 Land 641 sgm 4 **=** 2 **=** 2 **=** 



# 249 ALBERT STREET SEBASTOPOL

Normal Sale \$359,000 Date Sold 03/08/2018 Land 1062 sqm 4 **=** 1 <del>=</del> 3 <del>=</del> 3