

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

6 Howard Street, Sebastopol, VIC 3356

Indicative selling price

\$ 285,000 - \$305,000

Range between

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

Median sale price

Median price
\$ 285,000

House

*Delete house or unit as applicable

Suburb
SEBASTOPOL

Period
15/09/2018 - 14/03/2019

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



19 OPHIR STREET
SEBASTOPOL

3 1 2

Normal Sale \$273,500
Date Sold 29/09/2018
Land 723 sqm



7 NANTA COURT
SEBASTOPOL

3 1 1

Normal Sale \$300,000
Date Sold 02/02/2019
Land 682 sqm



13 VICKERS STREET
SEBASTOPOL

2 1 1

Normal Sale \$285,000
Date Sold 04/12/2018
Land 306 sqm