

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

Address: 36 Alfred Street Sebastopol

Indicative selling price

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

Range between: \$270,000 & \$290,000

Median sale price

Median price: \$280,875 House Suburb: Sebastopol
Period - From: 31/03/2018 to 30/06/2018 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.

**8 Eastview Ct
SEBASTOPOL**

3 1 2

Located in a quiet court just minutes from shops, schools and public transport is this neat three bedroom family home.

Sold by Private Sale \$265,000
Date Sold 21/08/2017
Land 509 SqM

**3 Harold Ct
SEBASTOPOL**

3

Sold by Private Sale \$280,000
Date Sold 10/09/2017
Land 759 SqM

**29 Kowree Cr
SEBASTOPOL**

3 1 2

Superbly refurbished with an upbeat feel, you will love the free-flowing floorplan & views of the alfresco & kids play space in the

Sold by Private Sale \$297,000
Date Sold 26/02/2018
Land 652 SqM