

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

Address: 51-69 Morgan Street Sebastopol

**Indicative selling price**

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

Range between: \$150,000 & \$165,000

**Median sale price**

Median price: \$274,500 House Suburb: Sebastopol

Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

04/06/2018