

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 4 Vawyn Court Sebastopol

#### Indicative selling price

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

Range between: \$345,000 & \$369,000

#### 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.



#### 17 Queen St SEBASTOPOL

3  2  2 

A beautifully presented home where everything has been done, so you can just move in and enjoy the quiet life! Just over 6

**Sold by Private Sale \$350,000**  
**Date Sold 02/10/2017**  
**Land 557 SqM**



#### 235 Grant St SEBASTOPOL

3  2  2 

Set on a 641m2 (approx.) allotment with an extra good sized shed in the back yard accessible via a rear roller door from the

**Sold by Private Sale \$361,000**  
**Date Sold 20/06/2018**



#### 275 Albert St SEBASTOPOL

3  2  8 

Located on a huge block of around 1,000m2 with easy access to Ballarat CDB and Geelong. This house offers plenty of space for

**Sold by Private Sale \$380,000**  
**Date Sold 25/01/2018**  
**Land 1,057 SqM**