

Sonia Gray

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 Lowan Street Sebastopol VIC 3356

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$335,000 & \$345,000

## Median Sale Price

\$288,000 Houses in Sebastopol between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>76 Grant Street Sebastopol VIC 3356</b>                                                                                                                                                                                                                        | Sold Price | <b>\$328,000</b> | Sold Date | <b>23-Nov-18</b> |
|                                                                                     |  3  1  1 |            |                  | Distance  | <b>0.81km</b>    |
|  | <b>95 Beverin Street Sebastopol VIC 3356</b>                                                                                                                                                                                                                      | Sold Price | <b>\$340,000</b> | Sold Date | <b>23-Dec-18</b> |
|                                                                                     |  3  1  1 |            |                  | Distance  | <b>1.33km</b>    |
|  | <b>95A Beverin Street Sebastopol VIC 3356</b>                                                                                                                                                                                                                     | Sold Price | <b>\$340,000</b> | Sold Date | <b>23-Dec-18</b> |
|                                                                                     |  2  1  2 |            |                  | Distance  | <b>1.35km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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**107 Beverin Street Sebastopol VIC 3356**

Sold Price

**\$342,000**

Sold Date

**04-Jul-18**

 3  1  1

Distance

**1.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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