

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

Address: 154 Morgan Street Sebastopol

Indicative selling price

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

Range between: \$295,000 & \$320,000

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.

**121 Edwards St
SEBASTOPOL**

3 1 2

Situated in a sort after location in Sebastopol this well maintained 3 BR home. When you enter the home from the

Sold by Private Sale \$290,000
Date Sold 23/03/2018
Land 557 SqM

**105 Morgan St
SEBASTOPOL**

3

Sold by Private Sale \$320,000
Date Sold 24/07/2018
Land 670 SqM

**345 Albert St
SEBASTOPOL**

3

Sold by Private Sale \$330,009
Date Sold 15/03/2018
Land 635 SqM