

Michael Edgar

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

12 Kowree Crescent Sebastopol VIC 3356

 -  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$345,000

Median Sale Price

\$125,000 Lands in Sebastopol between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



803A Laurie Street Mount Pleasant VIC 3350

Sold Price

^{RS} **\$312,000**

Sold Date

03-Dec-18

 2  2  1

Distance

2.46km



17 Wittig Way Golden Point VIC 3350

Sold Price

\$307,500

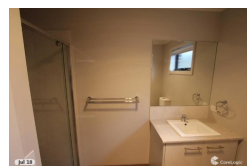
Sold Date

15-Mar-18

 2  2  1

Distance

3.52km



20 Ron Court Canadian VIC 3350

Sold Price

\$259,950

Sold Date

28-Jun-18

 2  2  1

Distance

4.14km

RS = Recent sale

UN = Undisclosed Sale

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**2/514 Armstrong Street North
Soldiers Hill VIC 3350**

 2  2  1

Sold Price

\$330,000

Sold Date

12-Sep-18

Distance

4.54km



**23 Millicent Place Ballarat East VIC
3350**

 2  2  1

Sold Price

\$285,000

Sold Date

21-Nov-18

Distance

4.63km

RS = Recent sale

UN = Undisclosed Sale

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