buxton

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

6 Lynrose Close, Sebastopol, VIC 3356

Indicative selling price

\$395,000 - \$425,000

Range between

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

Median sale price

Median price \$ 284,500

House

*Delete house or unit as applicable

Suburb SEBASTOPOL

Period 04/08/2018 - 31/01/2019

Source Price Finder

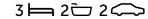
Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



219 SHIRE AVENUE MOUNT HELEN

Normal Sale \$430,500 Date Sold 20/08/2018 Land 953 sgm





23 ROBILLIARD WAY SEBASTOPOL

Agents Advice - Sale *\$410,000 Date Sold 03/10/2018 Land 670 sgm

3 **⇒** 2 **⇒**



12 DAVCOL DRIVE SEBASTOPOL

Agents Advice - Sale *\$385,000 Date Sold 29/01/2019 Land 407 sgm 3 **⇒** 2 **⇒** 2 **⇒**