

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

3 2 2

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



23 ROBILLIARD WAY
SEBASTOPOL

3 2 2

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



12 DAVCOL DRIVE
SEBASTOPOL

3 2 2

Agents Advice - Sale *\$385,000
Date Sold 29/01/2019
Land 407 sqm