

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

Address: 1/46 Spencer Street Sebastopol

Indicative selling price

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

Range between: \$249,500 & \$265,000

Median sale price

Median price: \$228,000 Unit Suburb: Sebastopol
Period - From: 01/07/2017 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.

**1/2 Spencer St
SEBASTOPOL**

2 1 1

* Beautifully presented and with its own sizeable yard.* Car not required. There is a garage through. Walk to shops* Two

Sold by Private Sale \$239,950
Date Sold 20/04/2018
Land 386 SqM

**4/33 Yarrowee St
SEBASTOPOL**

2 1 2

* Chris Murphy has built this very fine unit. You will love it. * A stylish modern facade, with an equally modern interior.* Built in

Sold by Private Sale \$259,000
Date Sold 08/02/2018

**3/27a Hertford St
SEBASTOPOL**

2

Sold by Private Sale \$270,000
Date Sold 01/12/2017