

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 407 Rubicon Street Sebastopol

#### Indicative selling price

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

Range between: \$340,000 & \$360,000

#### Median sale price

Median price: \$289,500 House Suburb: Sebastopol  
Period - From: 01/07/2018 to 30/09/2018 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.



#### 24 Clarkson St SEBASTOPOL

4 1 4

If your looking for a great investment with possible subdivision potential (STCA), then this property will see many great

**Sold by Private Sale \$345,000**  
**Date Sold 13/07/2018**  
**Land 1,035 SqM**



#### 613 Rubicon St SEBASTOPOL

3 1 3

A fabulous opportunity has presented itself to purchase this well presented three bedroom family home, positioned on 650m2 and

**Sold by Private Sale \$357,000**  
**Date Sold 18/09/2018**  
**Land 650 SqM**



#### 401 Rubicon St SEBASTOPOL

3 1 2

This gorgeous cottage style home is located on the cusp of Redan and truly is a stunning property. Located ever so close to

**Sold by Auction \$360,000**  
**Date Sold 18/08/2018**  
**Land 667 SqM**