

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**119A Edwards Street,
SEBASTOPOL 3356**

Indicative selling price

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

Range from \$ 320,000 - \$ 335,000

Median sale price

Median **House** for **SEBASTOPOL** for period **Mar 2014 - Mar 2017**

Sourced from **Core Logic**.

\$ 243,000

Comparable property sales

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

8 Joesphine Way,
SEBASTOPOL 3356

Price **\$ 346,500** Sold 23 December 2016

109 Edwards Street,
SEBASTOPOL 3356

Price **\$ 325,000** Sold 23 March 2017

3 Valleyview Court,
SEBASTOPOL 3356

Price **\$ 342,000** Sold 31 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

House


4 beds


2 baths


2 parking

Contact agents

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