

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

Address: 141 Edwards Street Sebastopol

Indicative selling price

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

Range between: \$270,000 & \$290,000



Median sale price

Median price: \$280,875 House Suburb: Sebastopol
Period - From: 31/03/2018 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.

**5 Cook Cl
SEBASTOPOL**

3  1  2 

Perfect opportunity for the first home buyer, family or investor to secure this solid home. Conveniently situated nearby

Sold by Private Sale \$265,000
Date Sold 17/05/2018
Land 612 SqM

**32 Rowlands St
SEBASTOPOL**

3  1  2 

Convenience, spaciousness, affordability and durability are the cornerstones of 32 Rowlands Street. Enjoying an abundant

Sold by Private Sale \$280,000
Date Sold 16/05/2018
Land 603 SqM

**121 Edwards St
SEBASTOPOL**

3  1  2 

Situated in a sort after location in Sebastopol this well maintained 3 BR home. When you enter the home from the

Sold by Private Sale \$290,000
Date Sold 23/03/2018
Land 557 SqM