buxton

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

8 Damon Court, Sebastopol

Indicative selling price

\$349,000 - \$365,000

Range between

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

Median sale price

Median price \$ 280,000

House

*Delete house or unit as applicable

Suburb SEBASTOPOL

Period 01/07/2018 - 28/12/2018

Source Price Finder

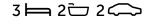
Comparable property sales

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



229 GRANT STREET SEBASTOPOL

Normal Sale \$370,000 Date Sold 06/09/2018 Land 694 sgm





14 LUTH STREET SEBASTOPOL

Agents Advice - Sale *\$350,000 **Date Sold** 29/11/2018 **Land** 641 sgm

4 **=** 2 **=** 2 **=**

3 **⊨** 1 **□** 8 **○**



4 VAWYN COURT SEBASTOPOL

Normal Sale \$355,000 Date Sold 15/10/2018 Land 720 sqm