



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 115 Edwards Street, SEBASTOPOL 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$345,000 - \$355,000**

### Median sale price

Median **House** for **SEBASTOPOL** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

**\$252,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Owen Court,**  
Sebastopol 3356

Price **\$340,000** Sold 05  
August 2017

**119A Edwards Street,**  
Sebastopol 3356

Price **\$330,000** Sold 23  
August 2017

**109A Edwards Street,**  
Sebastopol 3356

Price **\$315,000** Sold 15  
August 2017

### Additional Information

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 REIV.

### Contact agents



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