

#### Property offered for sale

Address: 3/14 Edwards Street Sebastopol

#### Indicative selling price

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

Range between: \$209,500 & \$230,450

#### Median sale price

Median price: \$211,250 Unit Suburb: Sebastopol  
Period - From: 01/01/2017 to 31/03/2017 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.



#### 3/274a Albert St SEBASTOPOL

2  1  2 

Situated within walking distance to Supermarket and locals shops, this two bedroom townhouse is an ideal investment or

**Sold by Private Sale \$210,000**  
**Date Sold Mar 2017**



#### 1/12 Damon Ct SEBASTOPOL

2  1  1 

A superbly presented townhouse that claims countless features which include two spacious bedrooms with built in robes, dual

**Sold by Private Sale \$214,000**  
**Date Sold Dec 2016**



#### 6/145 Grant St SEBASTOPOL

2  1  2 

Located in an appealing position is this neat and tidy townhouse that is perfect for the owner occupier or investors alike. Being

**Sold by Private Sale \$235,000**  
**Date Sold Nov 2016**