

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 16 Perry Lane, Epsom

Indicative selling price

Range between \$*760,000 & \$780,000

Median sale price

(*Delete house or unit as applicable)

Median price \$590,000 *House Suburb or locality Epsom

Period - From Nov 2022 to Oct 2023 Source Realestate.com

Comparable property sales

Address of comparable property	Price	Date of sale
4 Aleppo Road, Epsom	\$790,000	09/12/2022
16 Sheok Street, Epsom	\$770,000	06/12/2022
10 Goynes Road, Epsom	\$795,000	09/12/2022