



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Unit 1 & 3 /8 Julian Court, EPSOM 3551

## Indicative selling price

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

**Range \$325,000 - \$345,000**

## Median sale price

Median **House** for **EPSOM** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$289,500**

## Comparable property sales

These are the three properties sold within five kilometres 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.

**4/33 Kennewell St,**  
White Hills 3550

**Price \$289,000** Sold 19  
February 2019

**3/20 Verbena Tce,**  
Epsom 3550

**Price \$312,000** Sold 23  
August 2018

**5/346 Midland Hwy,**  
Epsom 3551

**Price \$295,000** Sold 06  
March 2019

## 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 Pricefinder.

House

  
**3 beds**

  
**2 baths**

  
**2 parking**

## PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

## Contact agents



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**PRD** nationwide