

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 and
postcode

5 GORDONIA AVENUE, EPSOM, VIC 3551

Indicative selling price

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

Single Price: \$459,000

Median sale price

Median price \$345,000

House

X

Unit

Suburb

EPSOM

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 GARDEN DR, EPSOM, VIC 3551	\$455,000	04/05/2017
19 ROSS ST, WHITE HILLS, VIC 3550	\$435,000	03/07/2017
45 HOWARD ST, ASCOT, VIC 3551	\$445,000	20/09/2017