

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 8 Manna Gum Drive, Epsom VIC 3551

Indicative selling price

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

\$285,000

Median sale price

Median price \$353,500 House ☒ Suburb or locality Epsom
Period - From April 9, 2018 to April 24, 2018 Source www.realestate.com.au

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
1. 6 Manna Gum Drive, Epsom VIC 3551	\$275,000	10/10/17
2. 59 Manna Gum Drive, Epsom VIC 3551	\$343,000	08/02/18
3. 39 Manna Gum Drive, Epsom VIC 3551	\$325,000	08/12/17

Property data source: www.rpdata.com.au. Generated on 24/04/18.

Additional information about comparable sales.



Epsom 6 Manna Gum Drive

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 312m2



Epsom 59 Manna Gum Drive

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 438m2



Epsom 39 Manna Gum Drive

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 507m2