

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address   
Including suburb or locality and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between  &

**Median sale price**

Median price  Property type  Suburb   
Period - From  to  Source

**Comparable property sales**

A\* 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
14 Millewa Drive, Ascot VIC 3551	\$540,000	13/05/2024
17 Garden Drive, Epsom VIC 3551	\$582,000	24/07/2024
49 Greenfield Drive, Epsom VIC 3551	\$580,000	21/11/2024
31 McMeeken Way, Epsom VIC 3551	\$560,000	4/10/2024

This Statement of Information was prepared on: