

# 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

1 McMeeken Way Epsom Vic 3551

### 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)

Single price \$\* or range between \$320,000 & \$335,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$347,500 \*House x \*unit Suburb or locality Epsom

Period - From 27.4.16 to 27.10.17 Source Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
20 Yellowgum Drive Epsom Vic 3551	\$355,000	4/8/2017
67 Manna Gum Drive Epsom Vic 3551	\$345,000	26/6/2017
13 Manna Gum Drive Epsom Vic 3551	\$341,000	20/4/2017

OR

**B\*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

(\*Delete as applicable)