

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Greenfield Drive, Epsom VIC 3551

Indicative selling price

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

Range Between \$440,000 & \$460,000

Median sale price

Median Price \$355,750

Property  
Type House

Suburb Epsom

Period - From Jul 2018

to Jun 2019

Source Corelogic

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 16 Weeks Rd, Ascot VIC 3551

\$478,000

12/07/2019

2 80 Ironstone Rd, Epsom VIC 3551

\$450,000

24/04/2019

3 10 Nirimba Court, Ascot VIC 3551

\$450,000

17/04/2019

This statement of Information was prepared on: 14/10/19