

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 GARDEN DRIVE, EPSOM, VIC 3551**

 4  2  2

**Indicative Selling Price**

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

**Single Price: \$395,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

## MEDIAN SALE PRICE



**EPSOM, VIC, 3551**

**Suburb Median Sale Price (House)**

**\$355,000**

01 July 2017 to 30 September 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**75 GREENFIELD DR, EPSOM, VIC 3551**

 4  2  2

**Sale Price**

**\$405,000**

Sale Date: 01/07/2017

Distance from Property: 534m



**34 BOWLES RD, EPSOM, VIC 3551**

 4  2  2

**Sale Price**

**\$395,001**

Sale Date: 13/02/2017

Distance from Property: 2.6km



**5 ROSEA CRT, ASCOT, VIC 3551**

 4  2  2

**Sale Price**

**\$395,000**

Sale Date: 24/07/2016

Distance from Property: 900m



This report has been compiled on 18/10/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

15 GARDEN 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)

Single Price:

\$395,000

Median sale price

Median price

\$355,000

House

X

Unit


Suburb

EPSOM

Period

01 July 2017 to 30 September 2017

Source



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
75 GREENFIELD DR, EPSOM, VIC 3551	\$405,000	01/07/2017
34 BOWLES RD, EPSOM, VIC 3551	\$395,001	13/02/2017
5 ROSEA CRT, ASCOT, VIC 3551	\$395,000	24/07/2016