

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Parkview Court, 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 \$335,000 & \$355,000

Median sale price

Median Price

\$353,500

House



Suburb  
or locality

Epsom

Period - From

Jan 2017

to

Oct 2017

Source

Pricefinder

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	42 Cooba Dr, Epsom VIC 3551	\$360,000	20/04/2017
2	67 Manna Gum Dr, Epsom VIC 3551	\$345,000	03/07/2017
3	32 Verbena Tce, Epsom VIC 3551	\$340,000	20/01/2017