

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

60 Tobin Crescent, Epsom VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$345,000 & \$365,000

Median sale price

Median Price \$356,650

Property
Type House

Suburb Epsom

Period - From Jan 2019

to May 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	41 Greenfield Dr, Epsom VIC 3551	\$360,000	30/11/2018
2	12 Bluebell Ave, Epsom VIC 3551	\$350,000	03/11/2018
3	242 Station St, Epsom VIC 3551	\$347,000	16/10/2018

This statement of Information was prepared on: 12/09/19