

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

32 Peacock 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 \$395,000 & \$415,000

Median sale price

Median Price \$354,750 House ☒ or locality Suburb 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 10 Ambrosia Rise, Epsom VIC 3551	\$415,000	23/09/2016
2 3 Casina Crt, Epsom VIC 3551	\$410,000	30/11/2016
3 5 Manna Gum Dr, Epsom VIC 3551	\$390,000	21/02/2017