



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

10 McPherson Street Epsom VIC 3551

3 1 2

Indicative Selling Price

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

Range between \$290,000 & \$310,000

Median Sale Price

\$350,000 Houses in Epsom between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



298 Midland Highway Epsom VIC 3551

3 1 2

Sold Price **\$270,000** Sold Date **08-Jan-19**Distance **0.32km**

12 Aurora Place Epsom VIC 3551

3 2 2

Sold Price ^{RS} **\$306,000** ^{UN} Sold Date **06-Mar-19**Distance **0.44km**

185 Station Street Epsom VIC 3551

3 1 1

Sold Price **\$310,000** Sold Date **07-Sep-18**Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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