

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

397 ABBOTTS ROAD, EPPALOCK, VIC 3551

Indicative selling price

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

Single Price:

\$430,000

Median sale price

Median price

\$585,000

House

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Unit

Suburb

EPPALOCK

Period

01 October 2016 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
30 VYE LANE, DERRINAL, VIC 3523	\$385,000	23/09/2016
64 NATIVE GULLY CRES, EPPALOCK, VIC 3551	\$410,000	12/08/2016
1946 STRATHFIELDSAYE RD, EPPALOCK, VIC 3551	\$391,000	22/05/2017