

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 YELLOWGUM DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Price Range:

\$290,000 to \$310,000

Median sale price

Median price

\$362,000

House

X

Unit

Suburb

EPSOM

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
13 TOBIN CRES, EPSOM, VIC 3551	*\$301,000	15/05/2018