

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

#### Property offered for

Address  
Including suburb and

37 EPSOM ROAD, CHILTERN, VIC

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$295,000

#### Median sale price

Median price \$247,500

House

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Unit

Suburb

CHILTERN

Period 01 July 2017 to 30 June 2018

Source

  
pricefinder

#### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.