

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Perry Lane, 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 \$415,000 & \$430,000

Median sale price

Median Price

\$375,000

Property  
Type

House

Suburb

Epsom

Period - From

Mar 2019

to

Feb 2020

Source

Corelogic

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	153 Station Street Epsom, VIC, 3551	\$405,000	13/02/2020
2	8 Elandra Drive Ascot, VIC, 3551	\$417,500	26/08/2019
3	120 Myrtle Road Ascot, VIC, 3551	\$435,000	27/05/2020

This statement of Information was prepared on: 02/06/2020