

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

70 Greenfield Drive, Epsom

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$495,000 & \$540,000

Median sale price

Median price \$ 415,000

Property type Residential

Suburb Epsom

Period - From 28.05.2020

to 28.05.2021

Source Realestate.com

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

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
62 Greenfield Drive, Epsom	\$495,900	01.03.2021
29 Londonderry Way, Epsom	\$485,000	26.06.2020
24 Perry Lane, Epsom	\$560,000	21.05.2021

This Statement of Information was prepared on: 14th June 2021