Statement of Information

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

\$389,900

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered f Address Including suburb and postcode		
ndicative selling	price	

Median	sale	price
mounan	Juic	PIICC

Single Price:

Median price	\$353,500	House	X	Unit	Suburb	EPSOM	
Period	01 January 2017 2017	to 31 December		Source	Р	ricefinder	

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	
78 GREENFIELD DR, EPSOM, VIC 3551	\$370,000	11/04/2017	
4 GLENWILL DR, EPSOM, VIC 3551	*\$375,000	18/10/2017	
16 GREENFIELD DR, EPSOM, VIC 3551	\$376,000	11/10/2017	



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MCMEEKEN WAY, EPSOM, VIC 3551







Indicative Selling Price

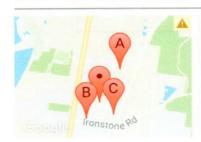
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$389,900

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$353,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



78 GREENFIELD DR, EPSOM, VIC 3551







Sale Price

\$370,000

Distance from Property: 570m





4 GLENWILL DR, EPSOM, VIC 3551







Sale Price

*\$375,000

Distance from Property: 305m





16 GREENFIELD DR, EPSOM, VIC 3551







Sale Price

\$376,000

