

## Statement of Information

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

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

6 MCMECKEN WAY, EPSOM, VIC 3551

#### Indicative selling price

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

Single Price:

\$389,900

#### Median sale price

Median price

\$353,500

House

X

Unit

Suburb

EPSOM

Period

01 January 2017 to 31 December  
2017

Source



#### 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**

3 2 4

**Indicative Selling Price**

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

3 2 2

**Sale Price**

**\$370,000**

Sale Date: 11/04/2017

Distance from Property: 570m



**4 GLENWILL DR, EPSOM, VIC 3551**

4 2 2

**Sale Price**

**\*\$375,000**

Sale Date: 18/10/2017

Distance from Property: 305m



**16 GREENFIELD DR, EPSOM, VIC 3551**

4 2 6

**Sale Price**

**\$376,000**

Sale Date: 11/10/2017

Distance from Property: 269m



This report has been compiled on 12/01/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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