

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

4 Coal Court, Epsom VIC 3551

Indicative selling price

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

Range Between \$370,000 & \$390,000

Median sale price

Median Price

\$356,825

Property
Type

House

Suburb

Epsom

Period - From

Aug 2018

to

July 2019

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	2 Cloverfields Crescent, EPSOM 3551 VIC	\$352,000	14/05/2018
2	4 McMeeken Way, EPSOM 3551 VIC	\$350,000	10/08/2019
3	12 Coal Crescent, EPSOM 3551 VIC	\$357,000	26/03/2019

This statement of Information was prepared on: 20/11/19