

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: 16 GREENFIELD DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Single Price: \$389,000

Median sale price

Median price: \$340,000 House: Unit: Suburb: EPSOM
Period: 01 July 2016 to 30 June 2017 Source: pricefinder

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 |
|-----------------------------------|------------|--------------|
| 44 GREENFIELD DR, EPSOM, VIC 3551 | *\$377,500 | 28/07/2017 |
| 163 STATION ST, EPSOM, VIC 3551 | \$369,500 | 07/07/2017 |
| 78 GREENFIELD DR, EPSOM, VIC 3551 | *\$370,000 | 13/04/2017 |



first national
REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 GREENFIELD DRIVE, EPSOM, VIC 3551 4 2 2

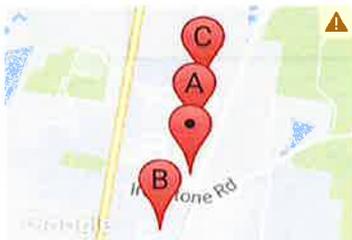
Indicative Selling Price

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Single Price: **\$389,000**

Provided by: Greg Heard, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$340,000

01 July 2016 to 30 June 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,



44 GREENFIELD DR, EPSOM, VIC 3551 4 2 2

Sale Price

***\$377,500**

Sale Date: 28/07/2017

Distance from Property: 329m



163 STATION ST, EPSOM, VIC 3551 4 2 2

Sale Price

\$369,500

Sale Date: 07/07/2017

Distance from Property: 477m



78 GREENFIELD DR, EPSOM, VIC 3551 3 2 2

Sale Price

***\$370,000**

Sale Date: 13/04/2017

Distance from Property: 688m

This report has been compiled on 15/09/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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