

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 

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

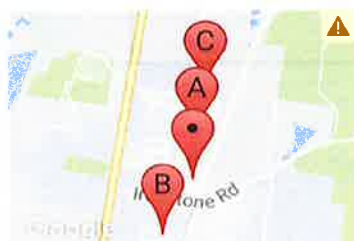
Indicative Selling Price

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

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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