

## 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 5 Julian Court, Epsom VIC 3551

### Indicative selling price

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

\$195,000

### Median sale price

Median price \$355,000 House ☒ Suburb or locality Epsom  
Period - From February 12<sup>th</sup> 2018 to February 21<sup>st</sup> 2018 Source [www.realestate.com.au](http://www.realestate.com.au)

### 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. 13 Waverley Road, Epsom VIC 3551	\$100,000	01/12/17
2. 19 Waverley Road, Epsom VIC 3551	\$100,000	15/05/17
3. 13A Waverley Road, Epsom VIC 3551	\$103,500	10/11/17

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 21/02/18.

## Additional information about comparable sales.

No Image  
Available

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**Epsom 13 Waverley Road****3 BED 2 BATH 1 CAR 5 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 316m2

No Image  
Available

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**Epsom 19 Waverley Road**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 318m2

No Image  
Available

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**Epsom 13A Waverley Road****3 BED 2 BATH 1 CAR 5 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 384m2