

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 5 Ju postcode

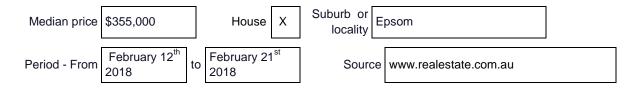
nd 5 Julian Court, Epsom VIC 3551

Indicative selling price

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

\$195,000

Median sale price



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. Generated on 21/02/18.



Additional information about comparable sales.

Epsom 13 Waverley Road	3 BED 2 BATH 1 CAR 5 ROOMS
METHODPrivateTYPEHouseLANDApprox. 316m2	
Epsom 19 Waverley Road	
METHOD Private TYPE House LAND Approx. 318m2	
Epsom 13A Waverley Road	3 BED 2 BATH 1 CAR 5 ROOM
METHODPrivateTYPEHouseLANDApprox. 384m2	
	METHOD Private TYPE House LAND Approx. 316m2 Epsom 19 Waverley Road METHOD Private TYPE House LAND Approx. 318m2 Epsom 13A Waverley Road METHOD Private TYPE House

Property data source: www.rpdata.com.au Generated on 21/02/18