

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	pertv	offered	for	sale
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Address Including suburb or locality andpostcode	48 Greenfield Drive, Epsom Vic 3551
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Indicative selling price

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

Range between	\$319,000	&	\$329,000
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Median sale price

Median price	\$385,000	Hou	ise X	Unit		Suburb or locality	Epsom
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

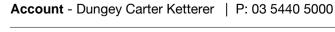
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3 Mcmeeken Way EPSOM 3551	\$329,000	31/01/2018
2	1 Mcmeeken Way EPSOM 3551	\$320,000	16/11/2017
3	36 Yellowgum Dr EPSOM 3551	\$305,000	02/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.









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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$319,000 - \$329,000 **Median House Price** March quarter 2019: \$385,000

Comparable Properties



3 Mcmeeken Way EPSOM 3551 (REI/VG)





Price: \$329,000 Method: Private Sale Date: 31/01/2018 Rooms: 5

Property Type: House Land Size: 588 sqm approx **Agent Comments**



1 Mcmeeken Way EPSOM 3551 (REI/VG)





Price: \$320,000 Method: Private Sale Date: 16/11/2017 Rooms: 5

Property Type: House Land Size: 635 sqm approx Agent Comments



36 Yellowgum Dr EPSOM 3551 (REI/VG)





Price: \$305,000 Method: Private Sale Date: 02/08/2018 Rooms: 5

Property Type: House Land Size: 446 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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