

Statement of Information

Single residential property located outside the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb or
locality and postcode

14 Manna Gum Drive, Epsom Vic 3551

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$319,000

Median sale price

Median price \$358,500 House X Unit Suburb or locality Epsom

Period - From 01/07/2018 to 30/06/2019 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.

	Address of comparable property	Price	Date of sale
1	16 Botanical Dr EPSOM 3551	\$324,000	14/07/2019
2	48 Greenfield Dr EPSOM 3551	\$318,000	20/05/2019
3	57 Botanical Dr EPSOM 3551	\$315,000	20/09/2018

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.

14 Manna Gum Drive, Epsom Vic 3551



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Rooms:

Property Type: Land

Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price

\$319,000

Median House Price

Year ending June 2019: \$358,500

Comparable Properties



16 Botanical Dr EPSOM 3551 (REI)

Agent Comments



Price: \$324,000

Method: Private Sale

Date: 14/07/2019

Rooms: 5

Property Type: House

Land Size: 524 sqm approx



48 Greenfield Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$318,000

Method: Private Sale

Date: 20/05/2019

Rooms: 5

Property Type: House

Land Size: 480 sqm approx



57 Botanical Dr EPSOM 3551 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 20/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 522 sqm approx