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 Mcpherson Street, Epsom Vic 3551

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$290,000		&		\$310,000			
Median sale pr	rice							
Median price	\$435,000	Pro	operty Type	Hou	se		Suburb	Epsom
Period - From	26/02/2020	to	25/02/2021		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	151 Simpsons Rd EAGLEHAWK 3556	\$337,500	26/02/2020
2	207 Jobs Gully Rd EAGLEHAWK 3556	\$295,000	17/08/2020
3	8 Mcpherson St EPSOM 3551	\$267,000	21/10/2019

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 18 months.

This Statement of Information was prepared on:

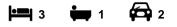
26/02/2021 17:37



14 Mcpherson Street, Epsom Vic 3551

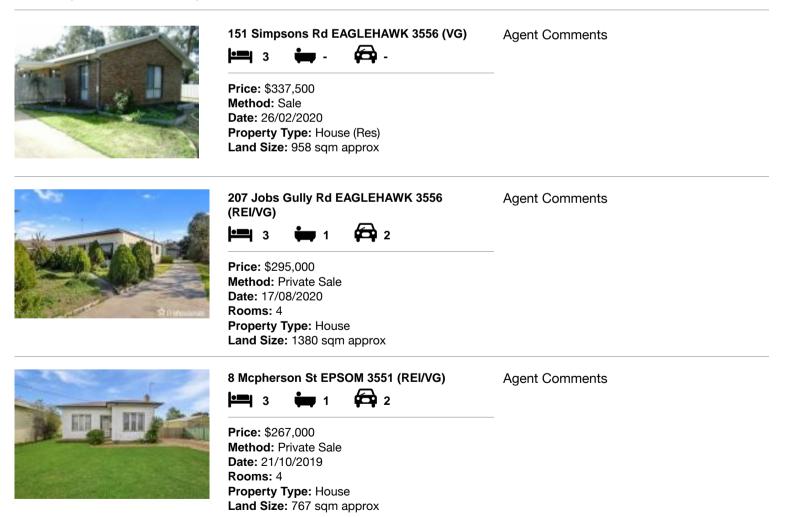






Property Type: House Land Size: 900 (Approx) sqm approx Agent Comments Indicative Selling Price \$290,000 - \$310,000 Median House Price 26/02/2020 - 25/02/2021: \$435,000

Comparable Properties



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.