

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 15 Dylan Street, Epsom VIC 3551

Indicative selling price

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

\$375,000

Median sale price

Median price \$355,000 House ☒ Suburb or locality Epsom
Period - From February 12th 2018 to February 22nd 2018 Source 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. 4 Glenwill Drive, Epsom VIC 3551	\$375,000	18/10/17
2. 16 Greenfield Drive, Epsom VIC 3551	\$376,000	11/10/17
3. 15 Garden Drive, Epsom VIC 3551	\$392,000	25/11/17

Property data source: www.rpdata.com.au. Generated on 22/02/18.

Additional information about comparable sales.



Epsom 4 Glenwill Drive

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 900m2



Epsom 16 Greenfield Drive

4 BED 2 BATH 6 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 926m2



Epsom 15 Garden Drive

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 604m2