

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

Indicative selling price

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

Median sale price

Median price House Suburb or locality
Period - From to Source

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