

## 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

12 Mulga Avenue, Epsom Vic 3551

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$339,000

#### Median sale price

Median price \$342,500

House

X

Unit

Suburb or locality Epsom

Period - From 01/10/2017

to 30/09/2018

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	12 Roper Tce EPSOM 3551	\$345,000	10/01/2018
2	22 Manna Gum Dr EPSOM 3551	\$340,000	16/10/2017
3	31 Elandra Dr ASCOT 3551	\$338,000	12/12/2017

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.



 3    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 622 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$339,000  
**Median House Price**  
Year ending September 2018: \$342,500

## Comparable Properties



12 Roper Tce EPSOM 3551 (REI/VG)

Agent Comments

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**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 10/01/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 705 sqm approx



22 Manna Gum Dr EPSOM 3551 (REI/VG)

Agent Comments

 3    2    2

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 16/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 532 sqm approx



31 Elandra Dr ASCOT 3551 (REI/VG)

Agent Comments

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**Price:** \$338,000  
**Method:** Private Sale  
**Date:** 12/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 568 sqm approx