

## 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 383 BOWLES ROAD, EPPALOCK, 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: \$379,000

#### Median sale price

Median price \$622,500 House ☒ Unit ☐ Suburb: EPPALOCK  
Period 01 July 2016 to 30 June 2017 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
80 SWANWATER DR, LONGLEA, VIC 3551	*\$375,000	02/03/2017
1458 STRATHFIELDSAYE RD, AXE CREEK, VIC 3551	\$370,000	13/02/2017
19 GLEESONS RD, AXE CREEK, VIC 3551	\$360,000	04/02/2017