

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

73 Ironstone Road, Epsom Vic 3551

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### Indicative selling price

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

Single Price \$99,000

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### Median sale price

Median Price \$105,000 | Land | Epsom

Period – From 1<sup>st</sup> March 2017 to 1<sup>st</sup> March 2018 Source – RPdata

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### 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
6 Rothschild Close, Epsom Vic 3551	\$123,000	14/05/2018
19A Waverley Road, Epsom Vic 3551	\$107,500	27/08/2017
1 Rush Court, Epsom Vic 3551	\$120,000	16/02/2018