

## 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

21 Greenfield Drive, Epsom 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$465,000 & \$495,000

### Median sale price

Median price \$ 475,000

Property type Residential

Suburb Epsom

Period - From 27.10.2020

to 27.10.2021

Source Realestate.com

### 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
21 Garden Drive, Epsom	\$510,000	05.10.2021
70 Greenfield Drive, Epsom	\$530,000	03.08.2021
1 Dylan Street, Epsom	\$415,000	19.04.2021

This Statement of Information was prepared on: 3<sup>rd</sup> November 2021