

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 15 MANNA GUM DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Price Range: \$380,000 to \$400,000

Median sale price

Median price \$353,500 House ☒ Unit ☐ Suburb EPSOM

Period 01 April 2017 to 31 March 2018 Source 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
30 PEACOCK DR, EPSOM, VIC 3551	*\$380,000	16/02/2018
5 BOTHERAS CRT, EPSOM, VIC 3551	\$385,000	21/12/2017
31 MANNA GUM DR, EPSOM, VIC 3551	*\$415,000	27/04/2018