

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 andpostcode

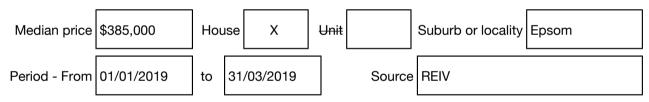
16 Botanical Drive, Epsom Vic 3551

Indicative selling price

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

Single price \$319,000

Median sale price



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	54a Raglan St WHITE HILLS 3550	\$319,000	29/01/2019
2	48 Greenfield Dr EPSOM 3551	\$318,000	20/05/2019
3	57 Botanical Dr EPSOM 3551	\$315,000	20/09/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 16 Botanical Drive, Epsom Vic 3551







Rooms: Property Type: House Land Size: 524 sqm approx Agent Comments Indicative Selling Price \$319,000 Median House Price March quarter 2019: \$385,000

Comparable Properties

54a Raglan St WHITE HILLS 3550 (REI/VG) 2 1 1 1 1 Price: \$319,000 Method: Private Sale Date: 29/01/2019 Rooms: 3 Property Type: House Land Size: 274 sqm approx	Agent Comments
48 Greenfield Dr EPSOM 3551 (REI) 3 2 2 2 Price: \$318,000 Method: Private Sale Date: 20/05/2019 Rooms: 5 Property Type: House Land Size: 480 sqm approx	Agent Comments
57 Botanical Dr EPSOM 3551 (VG) 3 - - Price: \$315,000 Method: Sale Date: 20/09/2018 Rooms: - Property Type: House (Res) Land Size: 522 sqm approx	Agent Comments

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