

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

35 Taylor Street, Epsom Vic 3551

Indicative selling price

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

Range \$350,000 - \$370,000

Median sale price

Median Price \$360,000 | House | Epsom

Period – From 30th April 2018 to 30th April 2019 Source – Realestate.com.au

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
79 Goynes Road, Epsom Vic 3551	\$350,000	16/11/2018
7 Perry Lane, Epsom Vic 3551	\$378,000	08/02/2019
10 Wattle Court, Epsom Vic 3551	\$349,000	02/01/2019