



**first
national**
REAL ESTATE

We put you first

Statement of Information

54 GREENFIELD DRIVE, EPSOM, VIC 3551

Prepared by Kim Polglase, Phone: 0431340123



**first
national**
REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 GREENFIELD DRIVE, EPSOM, VIC 3551  4  2  2

Indicative Selling Price

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

Price Range: \$330,000 to \$350,000

Provided by: Kim Polglase, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$353,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



242 STATION ST, EPSOM, VIC 3551

 4  2  2

Sale Price

\$337,000

Sale Date: 10/10/2017

Distance from Property: 83m



34 GREENFIELD DR, EPSOM, VIC 3551

 3  2  2

Sale Price

***\$347,500**

Sale Date: 24/11/2017

Distance from Property: 179m



31 ELANDRA DR, ASCOT, VIC 3551

 3  2  2

Sale Price

***\$338,000**

Sale Date: 21/09/2017

Distance from Property: 960m



This report has been compiled on 16/01/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 GREENFIELD DRIVE, EPSOM, VIC 3551

Indicative selling price

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

Price Range:

\$330,000 to \$350,000

Median sale price

Median price

\$353,500

House

X

Unit


Suburb

EPSOM

Period

01 January 2017 to 31 December 2017

Source



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
242 STATION ST, EPSOM, VIC 3551	\$337,000	10/10/2017
34 GREENFIELD DR, EPSOM, VIC 3551	*\$347,500	24/11/2017
31 ELANDRA DR, ASCOT, VIC 3551	*\$338,000	21/09/2017