

Statement of Information

54 GREENFIELD DRIVE, EPSOM, VIC 3551

Prepared by Kim Polglase, Phone: 0431340123



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 GREENFIELD DRIVE, EPSOM, VIC 3551 🕮 4 🕒 2 🚓 2

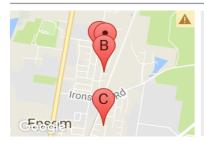
Indicative Selling Price

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: pricefinder

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







Sale Price

\$337,000

Sale Date: 10/10/2017

Distance from Property: 83m





34 GREENFIELD DR, EPSOM, VIC 3551







Sale Price

*\$347,500

Sale Date: 24/11/2017

Distance from Property: 179m





31 ELANDRA DR, ASCOT, VIC 3551







Sale Price

*\$338,000

Sale Date: 21/09/2017

Distance from Property: 960m



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 | p | pricefinder | |

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 |