

## 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 and postcode

9 Langley Drive, Epsom Vic 3551

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$385,000

#### Median sale price

Median price \$350,000 House ☒ Unit ☐ Suburb or locality Epsom

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### 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	76 Garden Dr EPSOM 3551	\$392,500	09/04/2018
2	15 Garden Dr EPSOM 3551	\$392,000	29/11/2017
3	25 Arrawalli Av ASCOT 3551	\$380,000	21/12/2017

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.

9 Langley Drive, Epsom Vic 3551



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**Indicative Selling Price**  
\$385,000

**Median House Price**  
Year ending June 2018: \$350,000



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties



**76 Garden Dr EPSOM 3551 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$392,500  
**Method:** Private Sale  
**Date:** 09/04/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 575 sqm approx



**15 Garden Dr EPSOM 3551 (VG)**

**Agent Comments**

4 - -

**Price:** \$392,000  
**Method:** Sale  
**Date:** 29/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**25 Arrawalli Av ASCOT 3551 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 21/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 658 sqm approx