



**first
national**
REAL ESTATE

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Statement of Information

17 AMBROSIA RISE, EPSOM, VIC

Prepared by Di Long, Tweed Sutherland First National Real Estate

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 AMBROSIA RISE, EPSOM, VIC

Indicative selling price

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

Price Range:

\$333,000 to \$368,000

Median sale price

Median price

\$355,000

House

X

Unit

Suburb

EPSOM

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
101 GOYNES RD, EPSOM, VIC 3551	*\$358,000	22/06/2018
6 SPINY WAY, EPSOM, VIC 3551	*\$349,500	12/06/2018
29 TAYLOR ST, EPSOM, VIC 3551	*\$345,000	28/05/2018