

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 4/55-57 MANNA GUM DRIVE, EPSOM, VIC 3551


Indicative selling price

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

Price Range: \$250,000 to \$255,000

Median sale price

Median price \$355,000 House ☒ 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
1/24 MANNA GUM DR, EPSOM, VIC 3551	*\$253,000	07/06/2018
4/107 ST KILLIAN ST, WHITE HILLS, VIC 3550	*\$265,000	31/05/2018
53 RAGLAN ST, WHITE HILLS, VIC 3550	*\$270,000	06/04/2018