

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

60 Midland Highway, Epsom Vic 3551

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$362,500 Property Type House Suburb Epsom

Period - From 16/09/2018 to 15/09/2019 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 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
1	7 Melbury Ct EPSOM 3551	\$382,000	02/11/2018
2	256 Midland Hwy EPSOM 3551	\$360,000	04/09/2018
3	19 Robertson St EPSOM 3551	\$285,000	19/03/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019 16:03



Property Type: House (Res)
Land Size: 794 sqm approx
Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median House Price

16/09/2018 - 15/09/2019: \$362,500

Comparable Properties

7 Melbury Ct EPSOM 3551 (VG)

Agent Comments



Price: \$382,000

Method: Sale

Date: 02/11/2018

Property Type: House (Res)

Land Size: 1014 sqm approx



256 Midland Hwy EPSOM 3551 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 04/09/2018

Rooms: 6

Property Type: House

Land Size: 1615 sqm approx



19 Robertson St EPSOM 3551 (REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 19/03/2018

Rooms: 5

Property Type: House

Land Size: 704 sqm approx