# 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

2/18 MARKET GARDEN CIRCUIT, EPSOM, VIC 3551

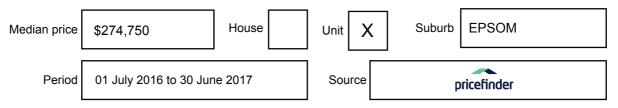
## Indicative selling price

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

Single Price:

\$295,000

### Median sale price



#### **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
3/350 MIDLAND HWY, EPSOM, VIC 3551	\$287,000	12/05/2017
20 VERBENA TCE, EPSOM, VIC 3551	*\$290,000	14/03/2017
4/20 VERBENA TCE, EPSOM, VIC 3551	\$290,000	03/03/2017



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