

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

Median price

\$274,750

House

Unit

X


Suburb

EPSOM

Period

01 July 2016 to 30 June 2017

Source



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