

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/3 Julian Court, Epsom VIC 3551

Indicative selling price

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

Range Between

\$260,000 & \$280,000

Median sale price

Median Price

\$356,650

House

☒

Suburb
or locality

Epsom

Period - From

Jan 2019

to

May 2019

Source

Corelogicr

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
1 1/27 Hall St, White Hills VIC 3550	\$265,500	25/09/2018
2 11/107 St Killian St, White Hills VIC 3550	\$265,000	14/06/2019
3 8 Kai Cl, Epsom VIC 3551	\$260,000	10/09/2018