

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

218 Station Street, Epsom Vic 3551

Indicative selling price

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

Range between \$375,000 & \$389,000

Median sale price

Median price \$342,500 House ☒ Unit ☐ Suburb or locality Epsom

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	266 Station St EPSOM 3551	\$385,000	09/04/2018
2	44 Greenfield Dr EPSOM 3551	\$377,500	28/07/2017
3	145 Station St EPSOM 3551	\$373,000	10/07/2018

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 eighteen months.



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



266 Station St EPSOM 3551 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 09/04/2018

Rooms: 5

Property Type: House

Land Size: 719 sqm approx



44 Greenfield Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$377,500

Method: Private Sale

Date: 28/07/2017

Rooms: 6

Property Type: House

Land Size: 489 sqm approx



145 Station St EPSOM 3551 (REI/VG)

Agent Comments



Price: \$373,000

Method: Private Sale

Date: 10/07/2018

Rooms: 5

Property Type: House

Land Size: 836 sqm approx