

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 24 Watson Street, Epsom VIC 3551

Indicative selling price

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

\$380,000

Median sale price

Median price \$372,250 House ☒ Suburb or locality Epsom
Period - From August 28th 2017 to September 7th 2017 Source www.realestate.com.au

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. 39 Green Street, California Gully VIC 3556 | \$420,000 | 13/08/16 |
| 2. 127 McDowalls Road, East Bendigo VIC 3550 | \$390,000 | 08/12/16 |
| 3. 41A Symbester Crescent, Eaglehawk VIC 3556 | \$340,000 | 12/04/16 |

Property data source: www.rpdata.com.au. Generated on 07/09/17

Additional information about comparable sales.



California Gully 39 Green Street

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 3395m2



East Bendigo 127 Mcdowalls Road

4 BED 1 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 4361m2



Eaglehawk 41A Symbester Crescent

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 4396m2