

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

48 Greenfield Drive, Epsom Vic 3551

Indicative selling price

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

Range between \$319,000

&

\$329,000

Median sale price

Median price \$385,000

House

X

Unit

Suburb or locality Epsom

Period - From 01/01/2019

to

31/03/2019

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	3 Mcmeeken Way EPSOM 3551	\$329,000	31/01/2018
2	1 Mcmeeken Way EPSOM 3551	\$320,000	16/11/2017
3	36 Yellowgum Dr EPSOM 3551	\$305,000	02/08/2018

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:

Agent Comments

Indicative Selling Price

\$319,000 - \$329,000

Median House Price

March quarter 2019: \$385,000

Comparable Properties



3 Mcmeeken Way EPSOM 3551 (REI/VG)

Agent Comments



Price: \$329,000

Method: Private Sale

Date: 31/01/2018

Rooms: 5

Property Type: House

Land Size: 588 sqm approx



1 Mcmeeken Way EPSOM 3551 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 16/11/2017

Rooms: 5

Property Type: House

Land Size: 635 sqm approx



36 Yellowgum Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 02/08/2018

Rooms: 5

Property Type: House

Land Size: 446 sqm approx