

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

9 Langley Drive, Epsom Vic 3551

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$350,000 House ☒ Unit ☐ Suburb or locality Epsom

Period - From 01/07/2017 to 30/06/2018 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	76 Garden Dr EPSOM 3551	\$392,500	09/04/2018
2	15 Garden Dr EPSOM 3551	\$392,000	29/11/2017
3	25 Arrawalli Av ASCOT 3551	\$380,000	21/12/2017

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.

9 Langley Drive, Epsom Vic 3551



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Indicative Selling Price
\$385,000

Median House Price
Year ending June 2018: \$350,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



76 Garden Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$392,500
Method: Private Sale
Date: 09/04/2018
Rooms: 5
Property Type: House
Land Size: 575 sqm approx



15 Garden Dr EPSOM 3551 (VG)

Agent Comments



Price: \$392,000
Method: Sale
Date: 29/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx



25 Arrawalli Av ASCOT 3551 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 21/12/2017
Rooms: 5
Property Type: House
Land Size: 658 sqm approx