

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 IRONSTONE ROAD, EPSOM, VIC 3551

 4  2  2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



EPSOM, VIC, 3551

Suburb Median Sale Price (House)

\$345,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



23 CLOVERFIELDS CRES, EPSOM, VIC 3551

 4  2  2

Sale Price

\$352,000

Sale Date: 19/04/2017

Distance from Property: 421m



18 GREENFIELD DR, EPSOM, VIC 3551

 3  2  4

Sale Price

\$468,000

Sale Date: 20/02/2017

Distance from Property: 382m



44 GREENFIELD DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$377,500

Sale Date: 18/07/2017

Distance from Property: 582m



This report has been compiled on 10/11/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 GARDEN DR, EPSOM, VIC 3551

 4  2  2

Sale Price

\$455,000

Sale Date: 04/05/2017

Distance from Property: 271m



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

89 IRONSTONE ROAD, EPSOM, VIC 3551

Indicative selling price

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

Price Range:

Median sale price

Median price

\$345,000

House

Unit

Suburb

EPSOM

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
23 CLOVERFIELDS CRES, EPSOM, VIC 3551	\$352,000	19/04/2017
18 GREENFIELD DR, EPSOM, VIC 3551	\$468,000	20/02/2017
44 GREENFIELD DR, EPSOM, VIC 3551	\$377,500	18/07/2017
6 GARDEN DR, EPSOM, VIC 3551	\$455,000	04/05/2017