

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 or
locality and postcode

9 CARSONS ROAD, EPSOM, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$480,000 & \$500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$340,000 *House *Unit Suburb or locality EPSOM

Period - From July 2016 to June 2017 Source PRICEFINDER

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 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 32 GLENWILL DR, EPSOM, VIC 3551	\$340,000	28/06/2017
2 3 MCCONNACHIE CRT, ASCOT, VIC 3551	\$480,000	27/06/2017
3 12 WEEKS RD, ASCOT, VIC 3551	\$498,000	24/03/2017

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 18 months.