

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

139 Station Street, Epsom

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$ 285,000 & \$310,000

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### Median sale price

Median Price \$301,000 | House | Epsom

Period – From Jan 16 to June 17 Source – RPdata

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### 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
27 Cassandra Cres, Epsom	\$292,000	11.4.17
10 Ombana Crt, Ascot	\$310,000	21.4.17
	\$	