

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

Lot 2, 1 Langley Drive, Epsom VIC

Indicative selling price

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

Single price

\$99,500

Median sale price

Median price

\$119,250

*Land

Suburb or locality

EPSOM

Period - From

June 2016

 to

May 2017

Source

RP Data Pty Ltd

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. 19 Waverley Road, Epsom	\$100,000	15-May-2017
2. 7 Rothschild Close, Epsom	\$113,000	14-Nov-2016
3. 2 Cloverfields Crescent, Epsom	\$99,950	06-May-2016