

## 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

1 Perry Lane, Epsom Vic 3551

#### Indicative selling price

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

Range between

\$330,000

&

\$350,000

#### Median sale price

Median price

\$345,000

House

X

Unit

Suburb or locality

Epsom

Period - From

01/04/2017

to

31/03/2018

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	67 Manna Gum Dr EPSOM 3551	\$345,000	03/07/2017
2	13 Manna Gum Dr EPSOM 3551	\$341,000	20/04/2017
3	22 Manna Gum Dr EPSOM 3551	\$340,000	16/10/2017

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.~~

1 Perry Lane, Epsom Vic 3551



 3  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 540 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$330,000 - \$350,000  
**Median House Price**  
Year ending March 2018: \$345,000

## Comparable Properties



67 Manna Gum Dr EPSOM 3551 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 03/07/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 695 sqm approx



13 Manna Gum Dr EPSOM 3551 (VG)

**Agent Comments**

 3  -  -

**Price:** \$341,000  
**Method:** Sale  
**Date:** 20/04/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 630 sqm approx



22 Manna Gum Dr EPSOM 3551 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 16/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 532 sqm approx