

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

76 Garden Drive, Epsom VIC 3551

Indicative selling price

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

Range Between \$380,000 & \$400,000

Median sale price

Median Price \$353,500

House



Suburb
or locality

EPSOM

Period - From Jan 2017

to

Dec 2017

Source Pricerfinder

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

Address of comparable property	Price	Date of sale
1 6 McMeeken Way EPSOM 3551 VIC	\$389,900	15/01/2018
2 75 Greenfield Dr EPSOM 3551 VIC	\$405,000	24/06/2017
3 15 McMeeken Way EPSOM 3551 VIC	\$394,000	26/09/2017