

Janelle Stevens 0417 835 127 0417 835 127 janelle@janellestevens.com.au

### 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 andpostcode

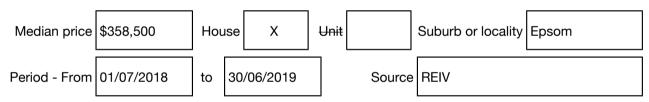
s 60 Midland Highway, Epsom Vic 3551 r e

#### Indicative selling price

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

Range between	\$350,000	&	\$375,000
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#### Median sale price



#### 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	33 Ambrosia Rise EPSOM 3551	\$367,500	17/12/2018
2	256 Midland Hwy EPSOM 3551	\$360,000	04/09/2018
3	60 Midland Hwy EPSOM 3551	\$302,500	15/12/2017

#### 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.

#### Account - Janelle Stevens Property

propertydata

#### Generated: 31/07/2019 15:07

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



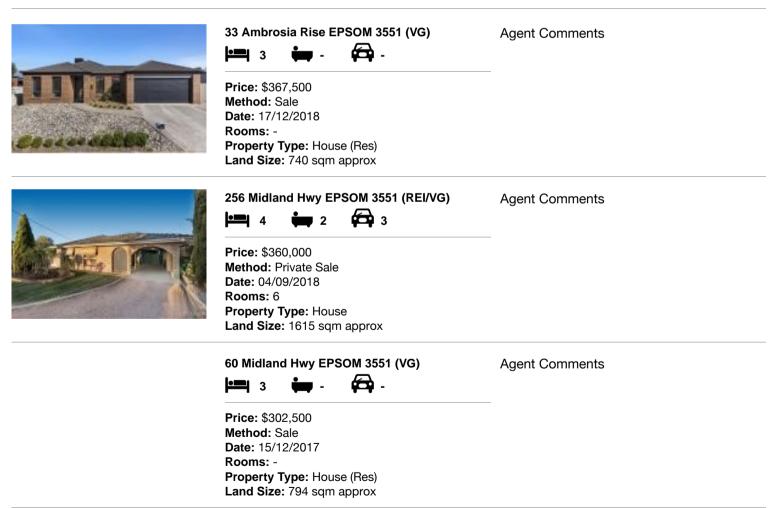




Rooms: Property Type: House (Res) Land Size: 794 sqm approx Agent Comments Janelle Stevens 0417 835 127 0417 835 127 janelle@janellestevens.com.au

Indicative Selling Price \$350,000 - \$375,000 Median House Price Year ending June 2019: \$358,500

## **Comparable Properties**



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