

## 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
 

60 Midland Highway, Epsom Vic 3551
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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 between 

\$350,000
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 & 

\$375,000
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**Median sale price**

 Median price 

\$358,500
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 House 

X
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 Unit 

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 Suburb or locality 

Epsom
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 Period - From 

01/07/2018
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 to 

30/06/2019
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 Source 

REIV
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**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.

Janelle Stevens

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**Indicative Selling Price**

\$350,000 - \$375,000

**Median House Price**

Year ending June 2019: \$358,500



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 794 sqm approx

Agent Comments

## Comparable Properties



**33 Ambrosia Rise EPSOM 3551 (VG)**

Agent Comments



**Price:** \$367,500

**Method:** Sale

**Date:** 17/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 740 sqm approx



**256 Midland Hwy EPSOM 3551 (REI/VG)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 04/09/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1615 sqm approx

**60 Midland Hwy EPSOM 3551 (VG)**

Agent Comments



**Price:** \$302,500

**Method:** Sale

**Date:** 15/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 794 sqm approx