

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

3 Parkview Court, Epsom Vic 3551

Indicative selling price

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

Range \$360,000 - \$380,000

Median sale price

Median Price \$348,750 | House | Epsom

Period – From 29th October 2017 to 29th October 2018 Source – RPdata

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 |
|------------------------------------|-----------|--------------|
| 148 Station Street, Epsom Vic 3551 | \$350,000 | 05/03/2018 |
| 3 Lorikeet Avenue, Epsom Vic 3551 | \$360,000 | 11/05/2018 |
| 266 Station Street, Epsom Vic 3551 | \$385,000 | 09/04/2018 |