

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

Lot 1 / 71 Tobin Crescent, Epsom, VIC 3551

INDICATIVE SELLING PRICE

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

Single Price \$108,000

MEDIAN SALE PRICE

Median price \$350,000 | | Epsom (3551)

Period - From 1 March 2017 to 28 February 2018 | Source - RP Data

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
19A WAVERLEY ROAD, EPSOM VIC 3551	\$107,500	27/08/2017
7 ROTHSCHILD CLOSE, EPSOM VIC 3551	\$113,000	14/11/2016
15 GOYNES ROAD, EPSOM VIC 3551	\$117,000	15/03/2017

This statement of information was prepared on 16/09/2019