

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

177 Station Street, Epsom Vic 3551

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$345,000

House

X

Unit

Suburb or locality

Epsom

Period - From

01/04/2017

to

31/03/2018

Source

REIV

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		
2		
3		

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.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending March 2018: \$345,000

Double brick construction set on approx. 2.5 acres 3 bedrooms. Split system, walk in robe and ensuite to main. Built in robes and study nook to bedrooms 2 & 3. Ceiling fans. Study. 2 x living areas. Split systems x 2 and gas wall furnace x 2. Well-designed Timber Kitchen, dishwasher, gas hotplates, stainless steel Electrolux microwave and built in oven. Abundance of built in cupboards throughout. Shower, bath, vanity. Separate toilet. Spacious Laundry. Large, incredible yard. Built in BBQ. Entertainment area. Fernery. Water tank. Garden sheds. Man Cave Supreme. Complete with A/C. Triple garage. Triple carports. Only a few minutes to drive to Epsom Shopping Centre. Planning permit for 22 lot staged subdivision.

Comparable Properties

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