



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Greenfield Drive, EPSOM 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$335,000 - \$365,000**

### Median sale price

Median **House** for **EPSOM** for period **Apr 2017 - Mar 2018**

Sourced from **PriceFinder**.

**\$353,500**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1 Rosea Court,**  
Ascot 3551

Price **\$345,000** Sold 09  
October 2017

**32 Mcpherson Street,**  
Epsom 3551

Price **\$355,000** Sold 11  
December 2017

**34 Greenfield Drive,**  
Epsom 3551

Price **\$347,500** Sold 17  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

#### Ray White Bendigo

27 Queen Street,  
Bendigo VIC 3550

#### Contact agents



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