

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

15 Dowker Street, EPSOM, VIC, 3551

Indicative selling price

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

Single price \$ or range between \$ 440,000 & \$ 460,000

Median sale price

Median price \$ 358,000 House Unit Suburb or locality EPSOM

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

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
168 HOLDSWORTH ROAD, NORTH BENDIGO VIC 3550	\$ 250,000	28/11/2017
25 ARRAWALLI AVENUE, ASCOT VIC 3551	\$ 380,000	21/12/2017
6 ARBOR PLACE, WHITE HILLS VIC 3550	\$ 380,000	21/10/2018