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	17 O'Neill Court, Epsom Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$640,000	&	$670,000

Median sale price

Median price	$510,000	Property type	House	Suburb	Epsom
Period - From	01/01/2021	to	31/12/2021	Source	CoreLogic

Comparable property sales

A* 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
4 O'neill Court Epsom VIC 3551	$690,000	03-06-2021
27 Manna Gum Drive Epsom VIC 3551	$639,000	12-01-2022
40 Bowles Road Epsom VIC 3551	$657,000	18-06-2021

This Statement of Information was prepared on: 25-01-2022