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	5 CLOVERFIELDS CRESCENT 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

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
14 HERREFORD DRIVE ASCOT VIC 3551	$675,000	14-09-2021
7 CROSSLEY AVENUE EPSOM VIC 3551	$645,000	23-09-2021
1 FOSSICKERS PLACE WHITE HILLS VIC 3550	$640,000	26-11-2021

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980.*

This Statement of Information was prepared on: 10-12-2021