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	2 Dylan Street, 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	$580,000	&	$610,000

Median sale price

Median price	$587,584	Property type	House	Suburb	Epsom
Period - From	01/10/2021	to	30/09/2022	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
5 McMeeken Way Epsom VIC 3551	$590,000	09/06/2022
2 Deharl Court Ascot VIC 3551	$590,000	18/08/2021
16 Dowker Street Epsom VIC 3551	$610,000	23/08/2021

This Statement of Information was prepared on: 06/10/2022