

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 and
postcode

95 SARGEANTS ROAD 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,000

Property type

Land

Suburb

Epsom

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

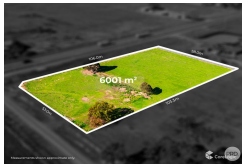
Date of sale

89 SARGEANTS ROAD EPSOM VIC 3551	\$560,000	14-Jun-22
LOT 30 DAVID CRESCENT EPSOM VIC 3551	\$532,000	12-May-22
LOT 28 DAVID CRESCENT EPSOM VIC 3551	\$532,000	12-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 January 2023



89 SARGEANTS ROAD EPSOM VIC 3551

Sold Price

\$560,000

Sold Date

14-Jun-22



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Distance

0.06km



LOT 30 DAVID CRESCENT EPSOM VIC 3551

Sold Price

\$532,000

Sold Date

12-May-22



-



-



-

Distance

3.67km



LOT 28 DAVID CRESCENT EPSOM VIC 3551

Sold Price

Sold Date

12-May-22



-



-



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Distance

3.65km

RS = Recent sale

UN = Undisclosed Sale

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