

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

22 Mulga Avenue, Epsom Vic 3551

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$415,500

Property Type

House

Suburb

Epsom

Period - From

01/04/2020

to

30/06/2020

Source

REIV

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
1	97 Ironstone Rd EPSOM 3551	\$420,000	09/06/2020
2	43 Peacock Dr EPSOM 3551	\$410,000	31/01/2020
3	5 Ombana Ct ASCOT 3551	\$385,000	29/11/2019

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:

21/09/2020 16:58



3 2 2

Property Type: Land
Land Size: 750 approx sqm
approx
Agent Comments

Indicative Selling Price
\$395,000
Median House Price
June quarter 2020: \$415,500

Comparable Properties



97 Ironstone Rd EPSOM 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$420,000
Method: Private Sale
Date: 09/06/2020
Rooms: 6
Property Type: House
Land Size: 750 sqm approx



43 Peacock Dr EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$410,000
Method: Sale
Date: 31/01/2020
Property Type: House (Res)
Land Size: 576 sqm approx



5 Ombana Ct ASCOT 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$385,000
Method: Private Sale
Date: 29/11/2019
Rooms: 4
Property Type: House
Land Size: 777 sqm approx