

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

18 GREENFIELD DRIVE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,750

Property type

House

Suburb

Epsom

Period-from

01 Mar 2022

to

28 Feb 2023

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

5 GELBRAY STREET ASCOT VIC 3551	\$800,000	02-Nov-22
10 GOYNES ROAD EPSOM VIC 3551	\$795,000	09-Dec-22
9 VERBENA TERRACE EPSOM VIC 3551	\$745,000	21-Oct-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: 07 March 2023


5 GELBRAY STREET ASCOT VIC 3551

Sold Price

\$800,000

Sold Date

02-Nov-22
 4

 2

 2

Distance

0.81km

10 GOYNES ROAD EPSOM VIC 3551

Sold Price

\$795,000

Sold Date

09-Dec-22
 4

 2

 2

Distance

2.85km

9 VERBENA TERRACE EPSOM VIC 3551

Sold Price

\$745,000

Sold Date

21-Oct-22
 4

 2

 2

Distance

2.47km
RS = Recent sale

UN = Undisclosed Sale

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