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

1 Howe Court, 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	$360,000	Property Type	House	Suburb	Epsom

Period - From	17/12/2018	to	16/12/2019	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	252 Station St EPSOM 3551	$395,000	22/08/2019
2	4 Coal Ct EPSOM 3551	$390,000	10/12/2019
3	6 Coal Ct EPSOM 3551	$382,500	06/12/2019

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: 17/12/2019 14:53

consumer.vic.gov.au/

CONSUMER AFFAIRS VICTORIA

1 Howe Court, Epsom Vic 3551

Justin Pell C.A.R.
0408 949 775
justin@dck.com.au

🛏 **3**   🛁 **-**   🚗

Property Type: House (Previously Occupied - Detached)
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$395,000
Median House Price
17/12/2018 - 16/12/2019: $360,000

Comparable Properties

252 Station St EPSOM 3551 (REI/VG)

🛏 **4**   🛁 **2**   🚗 **2**

Price: $395,000
Method: Private Sale
Date: 22/08/2019
Rooms: 5
Property Type: House
Land Size: 795 sqm approx

Agent Comments

4 Coal Ct EPSOM 3551 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $390,000
Method: Private Sale
Date: 10/12/2019
Rooms: 5
Property Type: House

Agent Comments

6 Coal Ct EPSOM 3551 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $382,500
Method: Private Sale
Date: 06/12/2019
Rooms: 6
Property Type: House
Land Size: 535 sqm approx

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000