

## 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

49 TOBIN CRESCENT EPSOM VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Land

Suburb

Epsom

Period-from

01 Jun 2022

to

31 May 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

13 AZURITE COURT JACKASS FLAT VIC 3556	\$260,000	09-Mar-23
12 AZURITE COURT JACKASS FLAT VIC 3556	\$260,000	23-Feb-23
48 ASPIRING DRIVE HUNTLY VIC 3551	\$220,000	22-Feb-23

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: 27 June 2023



**13 AZURITE COURT JACKASS FLAT** Sold Price  
VIC 3556

**\$260,000** Sold Date **09-Mar-23**

 3  2  2

Distance **3.33km**



**12 AZURITE COURT JACKASS FLAT** Sold Price  
VIC 3556

Sold Date **23-Feb-23**

 4  2  2

Distance **3.35km**



**48 ASPIRING DRIVE HUNTLY VIC** Sold Price  
3551

**\$220,000** Sold Date **22-Feb-23**

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Distance **4.41km**

RS = Recent sale

UN = Undisclosed Sale

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