

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

12 Black Wattle Avenue 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$376,250

Property type

House

Suburb

Epsom

Period-from

01 Jun 2019

to

31 May 2020

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

108 Goynes Road Epsom VIC 3551	\$500,000	07-Nov-18
47 Manna Gum Drive Epsom VIC 3551	\$420,000	27-Mar-19
15 Dowker Street Epsom VIC 3551	\$455,000	31-Jul-19

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.~~

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108 Goynes Road Epsom VIC 3551

Sold Price

\$500,000

Sold Date

07-Nov-18

4 2 2

Distance

0.16km



47 Manna Gum Drive Epsom VIC 3551

Sold Price

\$420,000

Sold Date

27-Mar-19

4 2 2

Distance

0.36km



15 Dowker Street Epsom VIC 3551

Sold Price

\$455,000

Sold Date

31-Jul-19

4 2 2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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