

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

246 Station Street 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$356,825

Property type

House

Suburb

Epsom

Period-from

01 Nov 2018

to

31 Oct 2019

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

43 Yellowgum Drive Epsom VIC 3551	\$440,000	03-Jul-19
15 Dowker Street Epsom VIC 3551	\$455,000	31-Jul-19
6 Gelbray Street Ascot VIC 3551	\$495,000	05-Aug-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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43 Yellowgum Drive Epsom VIC 3551

4 2 2

Sold Price

\$440,000

Sold Date

03-Jul-19

Distance

0.21km



15 Dowker Street Epsom VIC 3551

4 2 2

Sold Price

\$455,000

Sold Date

31-Jul-19

Distance

0.58km



6 Gelbray Street Ascot VIC 3551

4 2 2

Sold Price

\$495,000

Sold Date

05-Aug-19

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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