

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Cooba 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

*House

X

*Unit

Suburb

Epsom

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

67 Manna Gum Drive Epsom VIC 3551	\$395,000	17-Aug-18
9 Greenview Circuit Epsom VIC 3551	\$375,000	05-Nov-18
15 Manna Gum Drive Epsom VIC 3551	\$377,900	19-Jul-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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67 Manna Gum Drive Epsom VIC 3551

 4  2  2

Sold Price

\$395,000

Sold Date

17-Aug-18

Distance

0.07km



9 Greenview Circuit Epsom VIC 3551

 4  2  2

Sold Price

\$375,000

Sold Date

05-Nov-18

Distance

0.13km



15 Manna Gum Drive Epsom VIC 3551

 4  2  2

Sold Price

\$377,900

Sold Date

19-Jul-18

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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