

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6A Sugarwood Court, Epsom Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$329,000

Median sale price

Median price

\$337,500

Property Type

House

Suburb

Epsom

Period - From

01/04/2019

to

30/06/2019

Source

REIV

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
1	7 Coal Ct EPSOM 3551	\$335,000	13/06/2019
2	1/8 Julian Ct EPSOM 3551	\$330,000	04/07/2019
3	48 Greenfield Dr EPSOM 3551	\$318,000	20/05/2019

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.~~

This Statement of Information was prepared on:

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Property Type: Land
Land Size: 424 sqm approx
Agent Comments

Indicative Selling Price:
\$329,000

Median House Price:
June quarter 2019: \$337,500

Comparable Properties



7 Coal Ct EPSOM 3551 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 13/06/2019
Rooms: 5
Property Type: House
Land Size: 554 sqm approx



1/8 Julian Ct EPSOM 3551 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 04/07/2019
Property Type: Strata Unit/Flat



48 Greenfield Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$318,000
Method: Private Sale
Date: 20/05/2019
Rooms: 5
Property Type: House
Land Size: 480 sqm approx